



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



August 25, 2005

James E. Hartl, AICP  
Director of Planning

Honorable Board of Supervisors  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**LOCAL PLAN AMENDMENT CASE NO. 90-184-(4)  
CONDITIONAL USE PERMIT 90-184-(4)  
OAK TREE PERMIT 90-184-(4)  
VESTING TENTATIVE TRACT MAP NO. 49411  
PETITIONER: LB/L EPAC ROWLAND HEIGHTS  
500 STEVENS AVENUE  
SUITE 206  
SOLANA BEACH, CALIFORNIA 92075  
PUENTE ZONED DISTRICT  
FOURTH SUPERVISORIAL DISTRICT (3-VOTE)**

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Regional Planning Commission's recommendation for denial of the requested proposal, together with information submitted by the applicant, at the public hearing and any comments received during the public review process and find on the basis of the whole record before the Board that there has been no evidence submitted to substantiate a revision in the land use designation of the subject property, approval of the conditional use permit, approval of the oak tree permit, nor approval of the vesting tentative tract map.
2. Direct County Counsel to prepare the necessary documents to affirm the Regional Planning Commission's denial of Local Plan Amendment Case No, 90-184-(4), Conditional Use Permit 90-184-(4), Oak Tree Permit 90-184-(4), and Vesting Tentative Tract Map 49411-(4)

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

**Honorable Board of Supervisors  
Local Plan Amendment/  
Conditional Use Permit/Oak Tree Permit Case No. 90-184-(4)  
Vesting Tentative Tract Map 49411-(4)**

- Preservation of previously designated open space property where construction rights have been dedicated to the County of Los Angeles

**Implementation of Strategic Plan Goals**

The County's Strategic Plan goal to protect the community health, safety and general welfare is achieved through the denial of this request. The history of previous actions and approvals on the subject property were carefully researched to ensure that quality information regarding the subject property is available.

The denial of this proposal also supports the County's vision for improving the quality of life in Los Angeles County through the enforcement of previously imposed conditions.

**FISCAL IMPACT/FINANCING**

Denial of the proposal should not result in any new significant costs to the County or the Department of Regional Planning; no request for financing is being made.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On October 31, 2001, January 23, 20002, April 3, 2003 and July 10, 2002 the Regional Planning Commission conducted a concurrent public hearing on the proposed project. The requests before the Commission were: (1) local plan amendment 90-184-(4) to change the Land Use Policy Map of the Rowland Heights Community General Plan from Open Space to Urban 1 on 30.5 acres of the 170.45 acres site, (2) a conditional use permit to ensure compliance with hillside management provisions, (3) an oak tree permit to authorize the removal of 289 oak trees (4) vesting tentative tract map 49411 to allow the development of 55 single family lots, 2 open space lots and 1 street lot. The Regional Planning Commission voted to recommend to the Board of Supervisors denial of the requested local plan amendment, conditional use permit, oak tree permit, and vesting tentative tract map at their September 1, 2004.

A public hearing is required pursuant to Section 22.60.240 of the County Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of California Government Code Sections 6061, 65090 relating to public notice.

**ENVIRONMENTAL DOCUMENTATION**



**Honorable Board of Supervisors  
Local Plan Amendment/  
Conditional Use Permit/Oak Tree Permit Case No. 90-184-(4)  
Vesting Tentative Tract Map 49411-(4)**

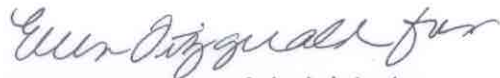
An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical hazards, flood hazard, fire hazard, biota, traffic, education and grading . A Draft Environmental Impact Report was prepared and circulated for public and agency review. The Draft Environmental Impact Report showed that there is not substantial evidence, in light of the whole record before the Commission that the project may have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES OR PROJECTS**

Action on the proposed project is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning



Frank Meneses, Administrator  
Current Planning Division

FM:EF:ef  
Attachments: Commission Resolution, Commission Findings Commission Staff  
Reports & Attachments, EIR

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
RELATING TO LOCAL PLAN AMENDMENT CASE NO. 90-184-(4)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Local Plan Amendment Case No. 90-184-(4) on October 31, 2001, January 23, 2002, April 3, 2002 and July 10, 2002; and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The subject property is a 170.45-acre parcel located at the terminus of Hasting Street, south of Pathfinder Road and southwesterly of Brea Canyon Cut-Off Road in the Puente Zoned District of Los Angeles County.
2. Local Plan Amendment Case No. 90-184-(4) is a proposal to amend the land use policy map of the Rowland Heights Community General Plan to change the land use classification for 30.5 acres of the subject property from Open Space (OS) to Urban 1 (U1).
3. The Rowland Heights Community General Plan provides that amendments to the Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors. On January 19, 1994, the Regional Planning Commission initiated Local Plan Amendment Case No. 90-184-(4) and directed that the proposed community plan amendment be scheduled for public hearing concurrently with related subdivision, conditional use permit and oak tree permit applications for development of the subject property.
4. Local Plan Amendment Case No. 90-184-(4) was heard concurrently with Vesting Tentative Tract Map No. 49411, Conditional Use Permit Case No. 90-184-(4) and Oak Tree Permit Case No. 90-184-(4) at the public hearing on October 31, 2001, January 23, 2002, April 3, 2002 and July 10, 2002.
5. Vesting Tentative Tract Map No. 49411 is a related request to create fifty-five (55) single-family lots, two open space lots and one street lot on approximately 170.45 acres. Conditional Use Permit Case No. 90-184-(4) is a related request to ensure compliance with criteria for development in hillside management areas and for density-controlled development. Oak Tree Permit Case No. 90-184-(4) is a related request to authorize the removal of 288 oak trees, including five heritage oak trees.
6. The map and site plan submitted by the applicant for the tentative tract map and conditional use permit depict 55 single-family lots, 2 open space lots and one street lot. Subsequent revised conceptual plans submitted at the Regional Planning Commission's request depict forty three (43) single-family residential lots. The residential lots take access from Hasting Street, a 64 feet wide private and future street, through an access agreement with the adjacent Ridgemoor homeowners association. The single-family lots are served by 60 feet wide private and future cul-de-sac streets. Lot sizes range from 16,000 square feet to three acres, with an average lot size of 40,000 square feet. Residential development would occur in the southwest portion of the subject property with a total development footprint of



approximately 31.75 acres. The remaining 138.5 acres would be divided into two open space lots.

7. The subject property is zoned A-1-15,000 (Light Agricultural- 15,000 square feet minimum lot size). Surrounding zoning is R-1-10,000 and A-1-15,000 to the north, A-1-15,000 to the east, A-1-5 and A-2-1 to the south and R-1-10,000 with small areas zoned Open Space and Residential Planned Development (RPD)-1-4U to the west.
8. The subject property is irregular in shape with hilly topography and natural slopes of 25% or greater. The slope map for the property indicates that approximately 25% of the site contains slopes of 0-25%, approximately 65% contains slopes of 25-50% and 9% contains slopes greater than 50%.
9. Current uses on the site include cattle and horse grazing, stables, and informal recreational activities including equestrian and hiking activities in the central and eastern portions of the site. During the public hearing, it was discovered that the private equestrian facilities on the site are being operated in violation of Title 22 (Zoning Ordinance) of the Los Angeles County Code.
10. The area surrounding the subject property consists of single-family residences and a neighborhood park to the north, single-family residences to the east and west, and vacant land and Significant Ecological Area No. 15 to the south.
11. The project site is a portion of an earlier subdivision, Tentative Tract Map No. 34146, which was approved by the Regional Planning Commission in 1984. The subdivision created 265 single-family lots and one 170.45-acre open space lot on 285 acres. The subject property is that 170.45-acre open space lot (Lot No. 266). The conditions of approval of TTM 34146 provided for the permanent restriction of Lot No. 266 as open space. Conditions 23 through 25 state, "Provide for a north-south riding and hiking trail across open space lot 266 to the satisfaction of the County Department of Parks and Recreation. Provide for the ownership and maintenance of the open space lot (Lot 266) to the satisfaction of the Department of Regional Planning. As agreed, dedicate on the final map the right to restrict the construction of residential and commercial structures to the County of Los Angeles over the open space lots." With the imposition of these conditions of approval, the subdivision could be found consistent with the County's general plan.
12. Condition 15 of Tentative Tract Map No. 34146 permitted the filing of large lot parcel maps (20 acres or more each) to allow project development in phases. In 1985, one such parcel map, Parcel Map No. 15292, was recorded, creating six lots. Lot No. 266 of Tentative Tract Map No. 34146 was at this time designated Lot No. 6 of Parcel Map No. 15292, consisting of 170.45 acres. The subject property is Lot No. 6 of Parcel Map No. 15292. Parcel Map No. 15292 was recorded with the following restriction: "We hereby dedicate to the County of Los Angeles the right to prohibit the construction of residential buildings within Lot 6." Lot 6 also contains a note of building restriction due to geological constraints. The restriction on development within Lot No. 6 was required to satisfy the conditions imposed on Lot No. 266 of Tentative Tract Map No. 34146.



13. As shown in Assessor Map Book No. 8269-044, the subject property includes a note restricting construction of commercial and residential buildings as a result of the previous development, Tentative Tract Map No. 34146.
14. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the State Guidelines (CEQA Guidelines) and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles (County CEQA Guidelines). The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment and determined that an Environmental Impact Report ("EIR") would be required.
15. The Draft Environmental Impact Report prepared for this project identified the following potentially significant environmental impacts of the project: geotechnical hazards, flood hazard, fire hazard, biota, traffic, education, and grading. The draft EIR concluded that all potentially significant environmental impacts of the project can be mitigated and avoided or reduced to a level of insignificance.
16. At the public hearing, the Regional Planning Commission received oral and written testimony regarding the proposed community plan amendment. Adjacent property owners expressed concerns about the open space designation of a portion of the project site and the project's potential impacts on traffic, safety, and loss of open space. Representatives of the Rowland Heights Coordinating Council and WICCA, a wildlife resource conservation agency, expressed concerns about the loss of open space and previous dedication of construction rights on the subject property.
17. This site is a major component of the view shed afforded to the residentially developed properties on the north, and portions of the subject property are visible from many locations in the Rowland Heights area.
18. The Rowland Heights Community General Plan designates 1.25 acres of the project site at the northern boundary of the property as U1 (Urban 1) and the remaining 169.25 acres as OS (Open Space). The open space land use designation is intended to protect natural landforms, riparian corridors and primary view sheds. Acceptable uses include passive recreation, riding and hiking trails, scientific study and oil production. Residential uses are not permitted in the Open Space category.
19. Since the proposed residential development is not consistent with the property's Open Space designation, the proposed community plan amendment from the open space category to a residential category is necessary to authorize the proposed use of the subject property.
20. Local Plan Amendment Case No. 90-184-(4), to change the Open Space land use designation to Urban1 on 30.5 acres of the subject property, is inconsistent with the goals and policies of the Rowland Heights Community General Plan. The Plan states, "The areas designated as "Open Space" are intended to remain undeveloped for the life of the plan."



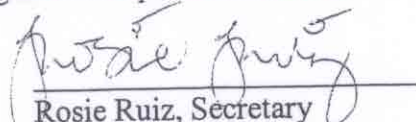
The proposed amendment would also a regional wildlife corridor, which would be contrary to the Rowland Heights Community General Plan objective to "achieve meaningful habitat preservation and to preserve an open space corridor of regional significance."

21. There has been no evidence submitted to substantiate that a revision in the land use designation of the subject property is warranted.
22. There is no need for the proposed land use classification within the community since the surrounding area already contains urban residential land use designations but lacks regional open space.
23. The subject property is not a proper location for the proposed urban residential land use classification and the proposed community plan amendment would not be in the interest of public health, safety and general welfare and in conformity with good planning practice.

**NOW, THEREFORE, BE IT RESOLVED**, that the Regional Planning Commission of the County of Los Angeles recommends that the Board of Supervisors:

1. Hold a public hearing to consider Local Plan Amendment Case No. 90-184-(4), a proposed change of land use designation in the Rowland Heights Community General Plan from Open Space (OS) to Urban 1 (1.1-3.2 units/acre) on 30.5 acres.
2. Find that the proposed land use amendment is not consistent with the goals, policies and programs of the Rowland Heights Community General Plan, a component of the County of Los Angeles General Plan.
3. Find that the public convenience, the general welfare and good planning practice do not justify the proposed amendment to the general plan.
4. Deny Local Plan Amendment Case No. 90-184-(4).

I hereby certify that the foregoing resolution was adopted by a majority of the members of the Regional Planning Commission of the County of Los Angeles on September 1, 2004.

  
Rosie Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
FOR CONDITIONAL USE PERMIT NO. 90-184-(4)**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Conditional Use Permit 90-184-(4) on October 31, 2001, January 23, 2002, April 3, 2002 and July 10, 2002.
2. The subject property is a 170.45-acre parcel located at the terminus of Hasting Street, south of Pathfinder Road and southwesterly of Brea Canyon Cut-Off Road in the Puente Zoned District of Los Angeles County.
3. The applicant is proposing to construct a residential development on the subject property.
4. Conditional Use Permit 90-184-(4) is requested to ensure compliance with criteria for hillside management areas and for density-controlled development. The proposed density controlled development authorizes lots to have minimum areas less than 15,000 square feet. The size of the proposed residential lots range from 10,456 square feet to 137,524 square feet, with the majority in the 15,000 to 25,000 square feet range. The average lot size is 40,000 square feet.
5. Conditional Use Permit 90-184-(4) was heard concurrently with Local Plan Amendment Case No. 90-184-(4), Oak Tree Permit No. 90-184-(4) and Vesting Tentative Tract Map 49411.
6. Local Plan Amendment Case No. 90-184-(4) is a proposal to amend the land use policy map of the Rowland Heights Community General Plan to change the land use classification for 30.5 acres of the subject property from Open Space (OS) to Urban 1 (U1).
7. The Rowland Heights Community General Plan provides that amendments to the Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors. On January 19, 1994, the Regional Planning Commission initiated Local Plan Amendment Case No. 90-184-(4) and directed that the proposed community plan amendment be scheduled for public hearing concurrently with related subdivision, conditional use permit and oak tree permit applications for development of the subject property.
8. Conditional Use Permit 90-184-(4) can not be approved unless and until the Board of Supervisors adopts the proposed Local Plan Amendment 90-184-(4).
9. Oak Tree Permit Case No. 90-184-(4) is a related request to authorize the removal of 288 oak trees, including five heritage oak trees. Four oak trees would remain within the 31.75 acre development footprint. A total of 754 oak trees exist within the development area of the subject property and were surveyed as part of the Oak Tree report prepared for the project. It is estimated that several thousand oak trees exist on the entire 170 acre site.



10. Tentative Tract Map 49411 is a related request to create fifty-five (55) single-family lots, two open space lots and one street lot on approximately 170.45 acres.
11. The map and site plan submitted by the applicant for the tentative tract map and conditional use permit depict 55 single-family lots, 2 open space lots and one street lot. Subsequent revised conceptual plans submitted at the Regional Planning Commission's request depict forty three (43) single-family residential lots. The residential lots take access from Hasting Street, a 64 feet wide private and future street, through an access agreement with the adjacent Ridgemoor homeowners association. The single-family lots are served by 60 feet wide private and future cul-de-sac streets. Lot sizes range from 16,000 square feet to three acres, with an average lot size of 40,000 square feet. Residential development would occur in the southwest portion of the subject property with a total development footprint of approximately 31.75 acres. The remaining 138.5 acres would be divided into two open space lots.
12. The subject property is zoned A-1-15,000 (Light Agricultural- 15,000 square feet minimum lot size). Surrounding zoning is R-1-10,000 and A-1-15,000 to the north, A-1-15,000 to the east, A-1-5 and A-2-1 to the south and R-1-10,000 with small areas zoned Open Space and Residential Planned Development (RPD) -1-4U to the west.
13. The subject property is irregular in shape with hilly topography and natural slopes of 25% or greater. The slope map for the property indicates that approximately 25% of the site contains slopes of 0-25%, approximately 65% contains slopes of 25-50% and 9% contains slopes greater than 50%.
14. Current uses on the site include cattle and horse grazing, stables, and informal recreational activities including equestrian and hiking activities in the central and eastern portions of the site. During the public hearing, it was discovered that the private equestrian facilities on the site are being operated in violation of Title 22 (Zoning Ordinance) of the Los Angeles County Code.
15. The area surrounding the subject property consists of single family residences and a neighborhood park to the north, single-family residences to the east and west, and vacant land and Significant Ecological Area No. 15 to the south.
16. The project site is a portion of an earlier subdivision, Tentative Tract Map No. 34146, which was approved by the Regional Planning Commission in 1984. The subdivision created 265 single-family lots and one 170.45-acre open space lot on 285 acres. The subject property is that 170.45-acre open space lot (Lot No. 266). The conditions of approval of TTM 34146 provided for the permanent restriction of Lot No. 266 as open space. Conditions 23 through 25 state: "Provide for a north-south riding and hiking trail across open space lot 266 to the satisfaction of the County Department of Parks and Recreation. Provide for the ownership and maintenance of the open space lot (Lot 266) to the satisfaction of the Department of Regional Planning. As agreed, dedicate on the final map the right to restrict the construction

of residential and commercial structures to the County of Los Angeles over the open space lots." With the imposition of these conditions of approval, the subdivision could be found consistent with the County's general plan.

17. Condition 15 of Tentative Tract Map No. 34146 permitted the filing of large lot parcel maps (20 acres or more each) to allow project development in phases. In 1985, one such parcel map, Parcel Map No. 15292, was recorded, creating six lots. Lot No. 266 of Tentative Tract Map No. 34146 was at this time designated Lot No. 6 of Parcel Map No. 15292, consisting of 170.45 acres. The subject property is Lot No. 6 of Parcel Map No. 15292. Parcel Map No. 15292 was recorded with the following restriction: "We hereby dedicate to the County of Los Angeles the right to prohibit the construction of residential buildings within Lot 6." Lot 6 also contains a note of building restriction due to geological constraints. The restriction on development within Lot No. 6 was required to satisfy the conditions imposed on Lot No. 266 of Tentative Tract Map No. 34146.
18. As shown in Assessor Map Book No. 8269-044, the subject property includes a note restricting construction of commercial and residential buildings as a result of the previous development, Tentative Tract Map No. 34146.
19. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the State Guidelines (CEQA Guidelines) and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles (County CEQA Guidelines). The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment and determined that an Environmental Impact Report ("EIR") would be required.
20. The Draft Environmental Impact Report prepared for this project identified the following potentially significant environmental impacts of the project: geotechnical hazards, flood hazard, fire hazard, biota, traffic, education, and grading. The draft EIR concluded that all potentially significant environmental impacts of the project can be mitigated and avoided or reduced to a level of insignificance.
21. At the public hearing, the Regional Planning Commission received oral and written testimony regarding the proposed community plan amendment. Adjacent property owners expressed concerns about the open space designation of a portion of the project site and the project's potential impacts on traffic, safety, and loss of open space. Representatives of the Rowland Heights Coordinating Council and WICCA, a wildlife resource conservation agency, expressed concerns about the loss of open space and previous dedication of construction rights on the subject property.



22. This site is a major component of the view shed afforded to the residentially developed properties on the north, and portions of the subject property are visible from many locations in the Rowland Heights area.
23. The Rowland Heights Community General Plan designates 1.25 acres of the project site at the northern boundary of the property as U1 (Urban 1) and the remaining 169.25 acres as OS (Open Space). The open space land use designation is intended to protect natural landforms, riparian corridors and primary view sheds. Acceptable uses include passive recreation, riding and hiking trails, scientific study and oil production. Residential uses are not permitted in the Open Space category.
24. Since the proposed residential development is not consistent with the property's Open Space designation, the proposed community plan amendment from the open space category to a residential category is necessary to authorize the proposed use of the subject property.
25. Local Plan Amendment Case No. 90-184-(4), to change the Open Space land use designation to Urban1 on 30.5 acres of the subject property, is inconsistent with the goals and policies of the Rowland Heights Community General Plan. The Plan states, "The areas designated as "Open Space" are intended to remain undeveloped for the life of the plan." The proposed amendment would also impact a regional wildlife corridor which would be contrary to the Rowland Heights Community General Plan objective to "achieve meaningful habitat preservation and to preserve an open space corridor of regional significance."
26. The applicant's proposal to avoid construction in the restricted use area depicted on Parcel Map 15292 does not eliminate the geological problems specified in the note, it only circumvents the geological problems.
27. The development rights for the subject property were dedicated as permanent open space as required by the conditions of approval of Tentative Tract Map No. 34146 and as depicted on Parcel Map 15292. Therefore, no further subdivision of the property is permitted without removal of the dedication.
28. The applicant was notified during the processing of the proposed project that the subject property is restricted from further development.
29. There has been no evidence submitted to substantiate that a revision in the land use designation of the subject property is warranted.
30. There is no need for the proposed land use classification within the community since the surrounding area already contains urban residential land use designations but lacks regional open space.

31. The subject property is not a proper location for the proposed urban residential land use classification and the proposed community plan amendment would not be in the interest of public health, safety and general welfare and in conformity with good planning practice.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use is not consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed project is not compatible with the natural biotic, cultural, scenic and open space resources of the area;

**THEREFORE**, in view of the findings of fact and conclusions presented above, Conditional Use Permit No. 90-184-(4) is **DENIED**.





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330



P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

July 19, 2001

Ms. Ellen Fitzgerald  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Fitzgerald:

### OAK TREE PERMIT #90-184, TENTATIVE TRACT #49411 (UNINCORPORATED AREA OF ROWLAND HEIGHTS)

We have reviewed "Request for Oak Tree Permit #90-184." This project is located at the southerly terminus of Ridgeview Avenue in the unincorporated area of Rowland Heights. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Ralph Osterling Consultants, Inc., the consulting arborist, dated July 5, 2001.

The total Oak tree inventory is based on the biological reconnaissance prepared by Victor Horchar. No impact will occur to the Oak resource located outside of the grading limits referenced by Mr. Horchar.

We recommend the following as conditions of approval:

#### OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant.

Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL

BRADBURY  
CALABASAS  
CARSON  
CERRITOS  
CLAREMONT

CUDAHY  
DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLEN DORA

HAWTHORNE  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRVINDALE

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWDALE  
LOMITA

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE

Ms. Ellen Fitzgerald

July 19, 2001

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2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$1,000 into an escrow account. Such fees shall be used to compensate the County Forester for expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. Should expenses equal 80% or more of the deposit fee, the applicant shall deposit an additional \$1,000 dollars into the escrow account. Should money be left over after the monitoring period, the Financial Management Division will refund any unused funds.

The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the Forestry Division of the County of Los Angeles County Fire Department, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than six feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending 5 feet beyond the dripline of the Oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

The permittee shall provide a fencing plan prior to construction. Also prior to installation of the required protective fencing, any changes of the grading limit as indicated on the tree location map must be submitted in writing to the County Forester for approval. Absolutely no demolition or construction activities may begin until the County Forester has ample time to consider the request and render a decision.



6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan, and conditions of approval.

#### PERMITTED OAK TREE REMOVAL:

7. This grant allows the removal of <sup>8</sup>289 trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 701, 716-728, 731-745, 750-773, 775-873, 876-885, 891-896, 898-900, 904-907, 926-948, 950-1000, 7001-7011, 7013-7027, and 7029-7042 on the applicant's site plan and Oak Tree Report.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry Division of the County of Los Angeles Fire Department. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the County of Los Angeles Fire Department, a copy of which is enclosed with these conditions.

#### MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of 2:1 trees for each tree removed for a total of 566 trees. The permittee shall also provide mitigation trees of the Oak genus at a rate of 10:1 for each Heritage Tree removed for a total of 50 trees. The total amount of mitigation trees is 616.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two-largest-stems of such trees shall measure a minimum of one inch in diameter one foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.

13. Mitigation trees shall be planted within one year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

The permittee shall provide a mitigation planting plan for approval prior to any planting on the said property.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited without an addendum prepared by the Forestry Division of the County of Los Angeles Fire Department and approved by the Department of Regional Planning.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

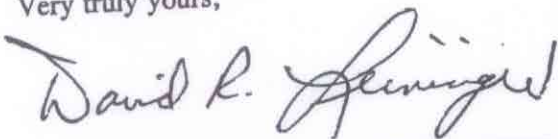


Ms. Ellen Fitzgerald  
July 19, 2001  
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21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact Deputy Forester Jon Baker at (818) 890-5719, or this office at (323) 890-4330.

Very truly yours,



DAVID R. LEININGER, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION BUREAU

DRL:lc

Enclosure

c: Mr. Sam Veltri, EPAC  
Mr. Ralph Osterling, Ralph Osterling Consultants, Inc.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
FOR OAK TREE PERMIT NO. 90-184-(4)**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Conditional Use Permit 90-184-(4) on October 31, 2001, January 23, 2002, April 3, 2002 and July 10, 2002.
2. The subject property is a 170.45-acre parcel located at the terminus of Hasting Street, south of Pathfinder Road and southwesterly of Brea Canyon Cut-Off Road in the Puente Zoned District of Los Angeles County.
3. The applicant is proposing to construct a residential development on the subject property.
4. Oak Tree Permit Case No. 90-184-(4) is requested to authorize the removal of 288 oak trees, including five heritage oak trees. Four oak trees would remain within the 31.75 acre development footprint. A total of 754 oak trees exist within the development area of the subject property and were surveyed as part of the Oak Tree report prepared for the project. It is estimated that several thousand oak trees exist on the entire 170 acre site.
5. Oak Tree Permit 90-184-(4) was heard concurrently with Local Plan Amendment Case No. 90-184-(4), Conditional Use Permit No. 90-184-(4) and Vesting Tentative Tract Map 49411.
6. Local Plan Amendment Case No. 90-184-(4) is a proposal to amend the land use policy map of the Rowland Heights Community General Plan to change the land use classification for 30.5 acres of the subject property from Open Space (OS) to Urban 1 (U1).
7. Oak Tree Permit 90-184-(4) can not be approved unless and until the Board of Supervisors adopts the proposed Local Plan Amendment 90-184-(4).
8. Conditional Use Permit 90-184 is a related requested to ensure compliance with criteria for hillside management areas and for density-controlled development. The proposed density controlled development authorizes lots to have minimum areas less than 15,000 square feet. The size of the proposed residential lots range from 10,456 square feet to 137,524 square feet, with the majority in the 15,000 to 25,000 square feet range. The average lot size is 40,000 square feet.
9. Tentative Tract Map 49411 is a related request to create fifty-five (55) single-family lots, two open space lots and one street lot on approximately 170.45 acres.
10. The site plan submitted by the applicant for the tentative tract map and conditional use permit depict 55 single-family lots, 2 open space lots and one street lot. Subsequent revised conceptual plans submitted at the Regional Planning Commission's request depict forty three (43) single-family residential lots. The residential lots take access from Hasting Street, a 64 feet wide private and future street, through an access agreement with the adjacent Ridgemoor



homeowners association. The single-family lots are served by 60 feet wide private and future cul-de-sac streets. Lot sizes range from 16,000 square feet to three acres, with an average lot size of 40,000 square feet. Residential development would occur in the southwest portion of the subject property with a total development footprint of approximately 31.75 acres. The remaining 138.5 acres would be divided into two open space lots.

11. The subject property is zoned A-1-15,000 (Light Agricultural- 15,000 square feet minimum lot size). Surrounding zoning is R-1-10,000 and A-1-15,000 to the north, A-1-15,000 to the east, A-1-5 and A-2-1 to the south and R-1-10,000 with small areas zoned Open Space and Residential Planned Development (RPD) -1-4U to the west.
12. The subject property is irregular in shape with hilly topography and natural slopes of 25% or greater. The slope map for the property indicates that approximately 25% of the site contains slopes of 0-25%, approximately 65% contains slopes of 25-50% and 9% contains slopes greater than 50%.
13. Current uses on the site include cattle and horse grazing, stables, and informal recreational activities including equestrian and hiking activities in the central and eastern portions of the site. During the public hearing, it was discovered that the private equestrian facilities on the site are being operated in violation of Title 22 (Zoning Ordinance) of the Los Angeles County Code.
14. The area surrounding the subject property consists of single family residences and a neighborhood park to the north, single-family residences to the east and west, and vacant land and Significant Ecological Area No. 15 to the south.
15. The project site is a portion of an earlier subdivision, Tentative Tract Map No. 34146, which was approved by the Regional Planning Commission in 1984. The subdivision created 265 single-family lots and one 170.45-acre open space lot on 285 acres. The subject property is that 170.45-acre open space lot (Lot No. 266). The conditions of approval of TTM 34146 provided for the permanent restriction of Lot No. 266 as open space. Conditions 23 through 25 state: "Provide for a north-south riding and hiking trail across open space lot 266 to the satisfaction of the County Department of Parks and Recreation. Provide for the ownership and maintenance of the open space lot (Lot 266) to the satisfaction of the Department of Regional Planning. As agreed, dedicate on the final map the right to restrict the construction of residential and commercial structures to the County of Los Angeles over the open space lots." With the imposition of these conditions of approval, the subdivision could be found consistent with the County's general plan.
16. Condition 15 of Tentative Tract Map No. 34146 permitted the filing of large lot parcel maps (20 acres or more each) to allow project development in phases. In 1985, one such parcel map, Parcel Map No. 15292, was recorded, creating six lots. Lot No. 266 of Tentative Tract Map No. 34146 was at this time designated Lot No. 6 of Parcel Map No. 15292, consisting of

170.45 acres. The subject property is Lot No. 6 of Parcel Map No. 15292. Parcel Map No. 15292 was recorded with the following restriction: "We hereby dedicate to the County of Los Angeles the right to prohibit the construction of residential buildings within Lot 6." Lot 6 also contains a note of building restriction due to geological constraints. The restriction on development within Lot No. 6 was required to satisfy the conditions imposed on Lot No. 266 of Tentative Tract Map No. 34146.

17. As shown in Assessor Map Book No. 8269-044, the subject property includes a note restricting construction of commercial and residential buildings as a result of the previous development, Tentative Tract Map No. 34146.
18. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the State Guidelines (CEQA Guidelines) and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles (County CEQA Guidelines). The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment and determined that an Environmental Impact Report ("EIR") would be required.
19. The Draft Environmental Impact Report prepared for this project identified the following potentially significant environmental impacts of the project: geotechnical hazards, flood hazard, fire hazard, biota, traffic, education, and grading. The draft EIR concluded that all potentially significant environmental impacts of the project can be mitigated and avoided or reduced to a level of insignificance.
20. At the public hearing, the Regional Planning Commission received oral and written testimony regarding the proposed community plan amendment. Adjacent property owners expressed concerns about the open space designation of a portion of the project site and the project's potential impacts on traffic, safety, and loss of open space. Representatives of the Rowland Heights Coordinating Council and WICCA, a wildlife resource conservation agency, expressed concerns about the loss of open space and previous dedication of construction rights on the subject property.
21. This site is a major component of the view shed afforded to the residentially developed properties on the north, and portions of the subject property are visible from many locations in the Rowland Heights area.
22. The Rowland Heights Community General Plan designates 1.25 acres of the project site at the northern boundary of the property as U1 (Urban 1) and the remaining 169.25 acres as OS (Open Space). The open space land use designation is intended to protect natural landforms, riparian corridors and primary view sheds. Acceptable uses include passive recreation, riding and hiking trails, scientific study and oil production. Residential uses are not permitted in the Open Space category.



23. Since the proposed residential development is not consistent with the property's Open Space designation, the proposed community plan amendment from the open space category to a residential category is necessary to authorize the proposed use of the subject property.
24. Local Plan Amendment Case No. 90-184-(4), to change the Open Space land use designation to Urban1 on 30.5 acres of the subject property, is inconsistent with the goals and policies of the Rowland Heights Community General Plan. The Plan states, "The areas designated as "Open Space" are intended to remain undeveloped for the life of the plan." The proposed amendment would also impact a regional wildlife corridor which would be contrary to the Rowland Heights Community General Plan objective to "achieve meaningful habitat preservation and to preserve an open space corridor of regional significance."
25. The applicant was notified during the processing of the proposed project that the subject property is restricted from further development.
26. The subject property is not a proper location for the proposed urban residential land use classification and the proposed community plan amendment would not be in the interest of public health, safety and general welfare and in conformity with good planning practice.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use is not consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed project is not compatible with the natural biotic, cultural, scenic and open space resources of the area;

**THEREFORE**, in view of the findings of fact and conclusions presented above, Oak Tree Permit No. 90-184-(4) is **DENIED**.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
FOR VESTING TENTATIVE TRACT MAP NO. 49411**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Conditional Use Permit 90-184-(4) on October 31, 2001, January 23, 2002, April 3, 2002 and July 10, 2002.
2. The subject property is a 170.45-acre parcel located at the terminus of Hasting Street, south of Pathfinder Road and southwesterly of Brea Canyon Cut-Off Road in the Puente Zoned District of Los Angeles County.
3. The applicant is proposing to construct a residential development on the subject property.
4. Tentative Tract Map 49411 is a request to create fifty-five (55) single-family lots, two open space lots and one street lot on approximately 170.45 acres.
5. Vesting Tentative Tract Map No. 49411 was heard concurrently with Local Plan Amendment Case No. 90-184-(4), Conditional Use Permit Case No. 90-184-(4) and Oak Tree Permit No. 90-184-(4).
6. Local Plan Amendment Case No. 90-184-(4) is a proposal to amend the land use policy map of the Rowland Heights Community General Plan to change the land use classification for 30.5 acres of the subject property from Open Space (OS) to Urban 1 (U1).
7. The Rowland Heights Community General Plan provides that amendments to the Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors. On January 19, 1994, the Regional Planning Commission initiated Local Plan Amendment Case No. 90-184-(4) and directed that the proposed community plan amendment be scheduled for public hearing concurrently with related subdivision, conditional use permit and oak tree permit applications for development of the subject property.
8. Vesting Tentative Tract Map No. 49411 can not be approved unless and until the Board of Supervisors adopts the proposed Local Plan Amendment 90-184-(4).
9. Conditional Use Permit 90-184-(4) is a related request to ensure compliance with criteria for hillside management areas and for density-controlled development. The proposed density controlled development authorizes lots to have minimum areas less than 15,000 square feet. The size of the proposed residential lots range from 10,456 square feet to 137,524 square feet, with the majority in the 15,000 to 25,000 square feet range. The average lot size is 40,000 square feet.



10. Oak Tree Permit Case No. 90-184-(4) is a related request to authorize the removal of 288 oak trees, including five heritage oak trees. Four oak trees would remain within the 31.75 acre development footprint. A total of 754 oak trees exist within the development area of the subject property and were surveyed as part of the Oak Tree report prepared for the project. It is estimated that up to several thousand oak trees exist on the entire 170 acre site.
11. The map and site plan submitted by the applicant for the tentative tract map and conditional use permit depict 55 single-family lots, 2 open space lots and one street lot. Subsequent revised conceptual plans submitted at the Regional Planning Commission's request depict forty three (43) single-family residential lots. The residential lots take access from Hasting Street, a 64 feet wide private and future street, through an access agreement with the adjacent Ridgemoor homeowners association. The single-family lots are served by 60 feet wide private and future cul-de-sac streets. Lot sizes range from 16,000 square feet to three acres, with an average lot size of 40,000 square feet. Residential development would occur in the southwest portion of the subject property with a total development footprint of approximately 31.75 acres. The remaining 138.5 acres would be divided into two open space lots.
12. The subject property is currently zoned A-1-15,000 (Light Agricultural- 15,000 square feet minimum lot size). Surrounding zoning is R-1-10,000 and A-1-15,000 to the north, A-1-15,000 to the east, A-1-5 and A-2-1 to the south and R-1-10,000 with small portions of Open Space and Residential Planned Development (RPD) -1-4U to the west.
13. The subject property is irregular in shape with hilly topography and natural slopes of 25% or greater. The slope map for the property indicates that approximately 25% of the site contains slopes of 0-25%, approximately 65% contains slopes of 25-50% and 9% contains slopes greater than 50%.
14. Current uses on the site include cattle and horse grazing, stables, and informal recreational activities including equestrian and hiking activities in the central and eastern portions of the site. During the public hearing it was discovered that the private equestrian facilities on the site are being operated in violation of Title 22 (Zoning Ordinance) of the Los Angeles County Code.
15. The area surrounding the subject property consists of single family residences and a neighborhood park to the north, single-family residences to the east and west, and vacant land and Significant Ecological Area #15 to the south.
16. The project site is a portion of an earlier subdivision, Tentative Tract Map No. 34146, which was approved by the Regional Planning Commission in 1984. The subdivision created 265 single-family lots and one 170.45-acre open space lot on 285 acres. The subject property is that 170.45-acre open space lot (Lot No. 266). The conditions of approval of TTM 34146 provided for the permanent restriction of Lot No. 266 as open



space. Conditions 23 through 25 state: "Provide for a north-south riding and hiking trail across open space lot 266 to the satisfaction of the County Department of Parks and Recreation. Provide for the ownership and maintenance of the open space lot (Lot 266) to the satisfaction of the Department of Regional Planning. As agreed, dedicate on the final map the right to restrict the construction of residential and commercial structures to the County of Los Angeles over the open space lots." With the imposition of these conditions of approval, the subdivision could be found consistent with the County's general plan.

17. Condition 15 of Tentative Tract Map No. 34146 permitted the filing of large lot parcel maps (20 acres or more each) to allow project development in phases. In 1985, one such parcel map, Parcel Map No. 15292, was recorded, creating six lots. Lot No. 266 of Tentative Tract Map No. 34146 was at this time designated Lot No. 6 of Parcel Map No. 15292, consisting of 170.45 acres. The subject property is Lot No. 6 of Parcel Map No. 15292. Parcel Map No. 15292 was recorded with the following restriction: "We hereby dedicate to the County of Los Angeles the right to prohibit the construction of residential buildings within Lot 6." Lot 6 also contains a note of building restriction due to geological constraints. The restriction on development within Lot No. 6 was required to satisfy the conditions imposed on Lot No. 266 of Tentative Tract Map No. 34146.
18. As shown in Assessor Map Book No. 8269-044 the subject property includes a note restricting construction of commercial and residential buildings as a result of the previous development, Tentative Tract Map No. 34146.
19. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the State Guidelines (CEQA Guidelines) and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles (County CEQA Guidelines). The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment and determined that an Environmental Impact Report ("EIR") would be required.
20. The Draft Environmental Impact Report prepared for this project identified the following potentially significant environmental impacts of the project: geotechnical hazards, flood hazard, fire hazard, biota, traffic, education, and grading. The draft EIR concluded that all potentially significant environmental impacts of the project can be mitigated and avoided or reduced to a level of insignificance.
21. At the public hearing, the Regional Planning Commission received oral and written testimony regarding the proposed community plan amendment. Adjacent property owners expressed concerns about the open space designation of a portion of the project site and the project's potential impacts on traffic, safety, and loss of open space. Representatives of the Rowland Heights Coordinating Council and WICCA, a wildlife



resource conservation agency, expressed concerns about the loss of open space and previous dedication of construction rights on the subject property.

22. This site is a major component of the view shed afforded to the residentially developed properties on the north, and portions of the subject property are visible from many locations in the Rowland Heights area.
23. The Rowland Heights Community General Plan designates 1.25 acres of the project site at the northern boundary of the property as U1 (Urban 1) and the remaining 169.25 acres as OS (Open Space). The open space land use designation is intended to protect natural landforms, riparian corridors and primary view sheds. Acceptable uses include passive recreation, riding and hiking trails, scientific study and oil production. Residential uses are not permitted in the Open Space category.
24. Since the proposed residential development is not consistent with the property's Open Space designation, the proposed community plan amendment from the open space category to a residential category is necessary to authorize the proposed use of the subject property.
25. Local Plan Amendment Case No. 90-184-(4), to change the Open Space land use designation to Urban1 on 30.5 acres of the subject property, is inconsistent with the goals and policies of the Rowland Heights Community General Plan. The Plan states, "The areas designated as "Open Space" are intended to remain undeveloped for the life of the plan." The proposed amendment would also impact a regional wildlife corridor which would be contrary to the Rowland Heights Community General Plan objective to "achieve meaningful habitat preservation and to preserve an open space corridor of regional significance."
26. The applicant's proposal to avoid construction in the restricted use area depicted on Parcel Map 15292 does not eliminate the geological problems specified in the note, it only circumvents the geological problems.
27. The development rights for the subject property were dedicated as permanent open space as required by the conditions of approval of Tentative Tract Map No. 34146 and as depicted on Parcel Map 15292. Therefore, no further subdivision of the property is permitted without removal of the dedication.
28. The applicant was notified during the processing of the proposed project that the subject property is restricted from further development.
29. There has been no evidence submitted to substantiate that a revision in the land use designation of the subject property is warranted.

30. There is no need for the proposed land use classification within the community since the surrounding area already contains urban residential land use designations but lacks regional open space.
31. The subject property is not a proper location for the proposed urban residential land use classification and the proposed community plan amendment would not be in the interest of public health, safety and general welfare and in conformity with good planning practice.
32. The Regional Planning Commission finds that the proposed subdivision and the provision for its design and improvement are not consistent with the density, goals and policies of the General Plan and the Rowland Heights Community Plan. The Open Space land use category of the Rowland Heights Community Plan is designed to protect natural landforms, riparian corridors and primary viewsheds. Acceptable uses include passive recreation, riding and hiking trails, scientific study and oil production. Consequently, residential uses would not be permitted in the Open Space category.
33. Access to this land division is from an extension of Hasting Street, a 64' wide private and future street, through an access agreement with the neighboring Ridgemoor homeowners association. No other access is provided.
34. The access to this project would be adequate for the needs of future residents and for the deployment of fire fighting and other emergency service equipment in emergency situations.
35. A traffic study analyzing the potential impacts of this project was reviewed and approved by the Department of Public Works.
36. The design of the subdivision and the type of improvements proposed would not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors could be addressed in the conditions of approval.
37. The site contains tributaries to San Jose Creek. Three of the thirteen streams which exist on the property are designated intermittent blueline streams.
38. The division and development of the property in the manner set forth on this map would not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as depicted on the tentative map provide adequate protection for any such easements.
39. The design of the subdivision provides to the extent feasible for future passive or natural heating or cooling opportunities therein, since the lots are of sufficient size so as to



permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.

40. Pursuant to Section 66478.1 through 66478.4 of the California Government Code (Subdivision Map Act), the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
41. The discharge of sewage from this land division into the public sewer system would not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
42. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when this project was determined not to be consistent with the General Plan and Rowland Heights Community Plan.
43. This tract map has been submitted as a "Vesting" Tentative map. As such, it is subject to the provisions of Section 21.38.010 through 21.38.020 of the Los Angeles County Code (Subdivision Ordinance).

**THEREFORE**, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 49411 is **DENIED**.

The following reports consisting of 12 pages are the recommendations of the Department of Public Works.

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

- Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

- Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

- Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the County Recorder. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

- In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

- All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

- Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of this Department.



- Furnish this Department's Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
- A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
- Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of this Department.
- If unit filing occurs, reserve reciprocal ingress and egress easements in documents over the private driveways and delineate on the final map to the satisfaction of the Department.
- If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.
- The first unit of this subdivision shall be filed as Tract No. 49411-01, the second unit, Tract No. 49411-02, .... and the last unit, Tract No. 49411.
- Quitclaim or relocate easements running through proposed structures.
- Show open space note on the final map and dedicate residential construction rights over the open space lots.
- Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
- Grant ingress/egress and utility easements to the public over the private and future or future streets.
- A final tract map must be processed through the Director of Public Works prior to being filed with County Recorder.
- Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of this Department for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SUBDIVISION  
TRACT MAP NO. 49411 (Rev.)

TENTATIVE MAP DATED 05-09-2001

- A final guarantee will be required at the time of filing of the final map with the County Recorder.

Name Randine M. Ruiz <sup>*+HW/for*</sup>

Phone (626) 458-4915

Date 05-24-2001





LOS ANGELES COUNTY  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION - GRADING AND DRAINAGE UNIT

REVISED TENTATIVE MAP DATED MAY 9, 2001

ACT NO. 49411

DRAINAGE CONDITIONS

- Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard.
- Portions of the existing property are subject to sheet overflow, ponding, and high velocity scouring action.
- Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:
- ☒ [X] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map.
  - ☒ [X] A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans.
- ☐ [ ] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- ☐ [ ] Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on February 23, 2000, to the satisfaction of the Department of Public Works. As agreed, Lines A, C, and D are to be publicly maintained. Instead of the water quality filters shown on the concept, a central in-line BMP such as a CDS or storm sceptor unit or equivalent are required at the downstream end of the system to the satisfaction of the Department of Public Works.
- ☐ [X] Comply with the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) to the satisfaction of the Department of Public Works prior to approval of improvement plans.

GRADING CONDITIONS

- ☒ [X] A grading plan and soils report must be submitted and approved prior to approval of the final map.
- ☒ [X] All line of sight easements shall be depicted on grading plans.
- ☒ [X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name P. M. TOBIAS, JR. Date 5/21/01 Phone (626) 458-4921

TENTATIVE TRACT 49411  
SUBDIVIDER Reed Family Trust  
ENGINEER Wes Lind  
GEOLOGIST Leighton  
SOILS ENGINEER Same as above

TENTATIVE MAP DATED REV 5-9-01  
LOCATION Rowland Heights

REPORT DATE 10-4-00, 7-13-00, 2-2-99  
REPORT DATE \_\_\_\_\_

X] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- [X] The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- [X] A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading and completion of soils work, corrective grading bonds will be required.
- [X] All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- [X] The Soils Engineering review dated 5-14-01 is attached.

3] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- [ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- [X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- [X] A geology and/or soils engineering report will be required prior to approval of building or grading plans.
- [X] Geotechnical Recordation Map verification deposit estimate 6 hours.
- [ ] Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_

Prepared by Robert O. Thomas Reviewed by \_\_\_\_\_ Date 5-14-01



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION

SOILS ENGINEERING REVIEW SHEET

District Office 2.0  
Job No. LR100S  
Sheet 1 of 1

Address: 900 S. Fremont Ave.  
Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913  
Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

Tentative Map (Tract) 49411  
Location Rowland Heights  
Developer/Owner Reed Family Trust  
Engineer/Architect Wes Lind  
Soils Engineer Leighton (P.N. 2980189-002)  
Geologist Same as above

Review of:

Revised Tentative Map (Tract) Dated By Regional Planning 5/9/01

Previous review sheet dated 2/22/01

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

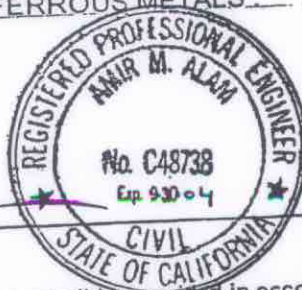
REMARKS:

Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
ON-SITE SOILS ARE CORROSIVE TO CONCRETE AND FERROUS METALS.

Prepared by

Amir M. Alam



Date 5/14/01

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
Amir:49411d

TENTATIVE MAP DATED 05-09-2001

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

- The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60-foot to a 58-foot right-of-way.
- The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10%.
- The minimum centerline radius on a local street with an intersecting street on the concave side should comply with design speeds per Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
- A minimum centerline curve length of 100-feet shall be maintained on all local streets. ~~Curves through intersections should be avoided when possible.~~ If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1500-feet and any curve need not exceed a radius of 3,000-feet.
- Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highway). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
- The central angles of the right-of-way radius returns shall not differ by more than 10 degrees on local streets.
- Provide standard property line return radii of 13 feet at all local street intersections.
- ~~Provide adequate landing area at a maximum 3% grade on all "tee" intersections to the satisfaction of the Department of Public Works.~~
- Make an offer of private and future right of way 32 feet from centerline on Hasting Street (except the cul-de-sac) and on Street "B."
- Make an offer of private and future right of way 29 feet from centerline on all remaining cul-de-sac streets.



- Provide 64 feet of future right of way and dedicate slope easements (in the vicinity of lot 58) for the extension of Street "B" southerly to the tract boundary to the satisfaction of the Department of Public Works.
- Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
- Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench.
- Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
- All utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in parkway.
- Provide and install street name signs prior to occupancy of building(s).
- Install and locate postal delivery receptacles in groups to serve two or more residential units.
- Construct curb, gutter, base, pavement, and sidewalk on all streets. Permission is granted to use the alternate street section on the local streets.
- The modified street sections shown on Section B-B and Section C-C for Hasting Street east of Street "B" are denied. Construct all cul-de-sac streets using approved standard sections.
- Offsite improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right-of-way and/or easements.
- ~~Remove the existing cul-de-sac bulb on Hasting Street and construct offsite full street improvements on Hasting Street joining the existing Hasting Street within Tract 49328 to the satisfaction of the Department of Public Works.~~
- Plant street trees on all streets. Existing trees in dedicated right of way or right of way to be dedicated shall be removed if they are not acceptable as street trees.

- Permission is granted for street grades up to 12 percent on Hasting Street cul-de-sac and Street "C" only at locations to the satisfaction of this Department.
- Provide maximum 10% through street grades at all "tee" intersections.
- Provide sight distance for 35 mph on Hasting Street from Street "B". Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of the Department of Public Works. Onsite grading shall be adjusted to accommodate the line of sight.
- All line of sight easements shall be depicted on grading plans.
- The alignment on Hasting Street must be compatible with Tract 49328 to the west.
- Comply with the following street lighting requirements:
  - Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of the Department of Public Works.
  - Obtain Street Lighting Section's approval of the street light layout prior to project recordation.
  - The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting is required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and/or levy of assessment prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
    - (1) Request Street Lighting Section to commence annexation and/or levy of assessment proceedings.
    - (2) Provide business/property owner's names, mailing addresses, site address, and Assessor-Parcel Number(s) of territory to be developed to the Street Lighting Section.
    - (3) Submit legal description and/or map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.



TENTATIVE MAP DATED 05-09-2001

- For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one year as of July 1<sup>st</sup> of the current year.

Note that the annexation and/or assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation.

- Comply with the mitigation measures identified in the attached March 18, 1999 memorandum from our Traffic and Lighting Division.
- A deposit is required to review documents and plans for final map clearance.

*+HW/for*  
Name Randine M. Ruiz

Phone (626) 458-4915

Date 05-21-2001

DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT MAP NO. 49411 (Rev.)

Page 1/1

TENTATIVE MAP DATED 05-09-2001

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

- The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with this Department.
- The subdivider shall submit an area study to this Department to determine capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of this Department.
- The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. The request for annexation must be approved prior to final map approval.
- ~~Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.~~
- Easements are required, subject to review by the Director of Public Works to determine the final locations and requirements.
- Offsite improvements are tentatively required.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

*HW/for*  
Name Randine M. Ruiz

Phone (626) 458-4915

Date 05-17-2001

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DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT MAP NO. 49411 (Rev.)

Page 1/1

TENTATIVE MAP DATED 05-09-2001

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

- A water system with appurtenant facilities to serve all lots in the land division must be provided. The system shall include fire hydrants of the type and location as determined by the Forester and Fire Warden. The water mains shall be sized to accommodate the total domestic and fire flows.
- There shall be filed with this Department a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
- Offsite improvements are tentatively required.
- Easements shall be granted to the County, appropriate agency or entity for the ~~purpose of ingress, egress, construction and maintenance of all infrastructure~~ constructed for this land division to the satisfaction of this Department.
- Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2500 square feet, in accordance with the Water Efficient Landscape Ordinance.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

*HW/for*  
Name Randine M. Ruiz

Phone (626) 458-4915

Date 05-17-2001

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# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 49411 Map Date May 9, 2001

U.P. \_\_\_\_\_ Vicinity Walnut

**FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.

Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

The Fire Department has no additional requirements for this division of land.

Comments: Common driveways shall provide for maintenance through a recorded document, submit prior to final map approval. Common driveways shall provide a minimum paved width of 20'. Indicate compliance on the final map. Proposed street widths for A & B do not match the proposed cross sections as shown on the tentative map. Correct street widths as necessary prior to final map approval.

By Inspector: Janna Masi Date August 6, 2001

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 49411 Tentative Map Date May 9, 2001

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is      gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing      gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 6 public fire hydrant(s). Upgrade / Verify existing      public fire hydrant(s).
- Install      private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:     

hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. s shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

Inspector Janna Masi Date August 6, 2001

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES - DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH  
MOUNTAIN & RURAL/WATER, SEWERAGE & SUBDIVISION PROGRAMS  
2525 Corporate Place, Room 150, Monterey Park, CA 91754 (213) 381-4147/4158

DHS

TRACT NO. 49411

VICINITY La Puente

TENTATIVE MAP DATE: 5/9/01

☒ Approved on the condition that sanitary sewers be installed and used as the method of sewage disposal.

☒ The owner's statement indicates that domestic water will be supplied by Walnut Valley Water Co.

☐ The Los Angeles County Department of Health Services has no objection to the approval of Proposed Tract No. \_\_\_\_\_ on condition that the subdivider notify the State of California, Division of Real Estate that:

- ☐ a. Sanitary sewers are not available and the tract will be dependent upon the use of individual, private sewage disposal systems.
- ☐ b. The subdivider demonstrates the feasibility of installing private sewage disposal systems in compliance with Los Angeles County Health Codes and Building and Safety Codes on all lots.
- ☐ c. If, because of future grading, or for any other reason, it is found that the requirements of the Plumbing Code cannot be met on certain lots, the Los Angeles County Department of Health Services will recommend that no building permit be issued for the construction of homes on such lots.
- ☐ d. The usage of the lots may be limited by the size and type of sewage systems that can legally be installed.
- ☐ e. The owner's statement indicates that domestic water will be supplied by \_\_\_\_\_.

☐ The Los Angeles County Department of Health Services has no objection to the approval of the tentative map of this tract. However, it must be understood that the method of sewage disposal has not yet been determined nor approved.

☐ Until we have approved the method of sewage disposal, we shall be unable to approve the final tract map.

☐ We shall ask Department of Public Works to withhold occupancy of buildings within the tract until they have been connected to the sanitary sewer.

☐ The owner's statement indicates that a sewage treatment plant will be constructed to serve Proposed Tract No. \_\_\_\_\_.

☐ We have no-objection to the approval of the tentative map; however, plans and specifications of the proposed treatment plant and disposal facilities must be submitted to legally interested governmental agencies for approval.

☐ We shall be unable to approve the final map until we have evidence that these approvals have been given.

☐ A legal entity shall be established to assume responsibility and authority to maintain jointly owned facilities in a clean and sanitary manner at all times.

☐ Approval of the method of sewage disposal is contingent upon the approval by the California Regional Water Quality Control Board \_\_\_\_\_ Region.

☐ The subdivider shall obtain a permit and approval from the Los Angeles County Department of Health Services for the destruction or construction of any water well on this property. In the event the well is to be maintained for future use, the well shall be protected from flooding or contamination or such protection which the Health Officer determines to be adequate.

☐ Comments:

BY: De Bragg

DATE: 7/25/01





LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION REPORT



entative Map # 49411	DRP Map Date: 12/19/2000	SMC Date: 01/11/2001	Report Date: 01/04/2001
ark Planning Area # 10	ROWLAND HEIGHTS		
Total Units	55	= Proposed Units	55 + Exempt Units 0

Sections 21.24.340, 21.24.350, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provides that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be made by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.63
IN-LIEU FEES:	\$95,130

Conditions of the map approval:

The park obligation for this development will be met by:  
The payment of \$95,130 in-lieu fees.

Trails:

See also attached Trail Report. SCHABARUM TRAIL

For further information contact Patrocenia T. Sobrepena, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020, (213) 738-2986.

For information on Hiking and Equestrian Trail requirements contact Jim McCarthy, Trail Coordinator at (213) 738-2972.

By:

Planning Section Head

January 09, 2001 08:29:10  
QMB02F.FRX



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Preliminary Map # 49411

DRP Map Date: 12/19/2000

SMC Date: 01/11/2001

Report Date: 01/04/2001

Park Planning Area # 10

ROWLAND HEIGHTS

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (D) \text{ dwelling} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{AFMV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

D = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

AFMV/Acre = Average Fair Market Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People	Goal 3.0 Acres/1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.84	0.0030	55	0.63
M.F. < 5 Units	3.12	0.0030	0	0.00
M.F. >= 5 Units	2.39	0.0030	0	0.00
Mobile Units	2.04	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.63

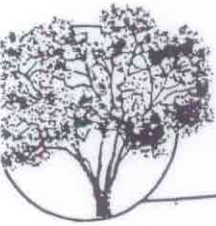
Park Planning Area = 10 ROWLAND HEIGHTS

Goal	Acre Obligation	AFMV/Acre	In-Lieu Base Fee
@(0.0030)	0.63	\$151,000	\$95,130

Lot	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Credit	Private Land Credit	Net Obligation	AFMV/Acre	In-Lieu Fee Due
0.63	0.00	0.00	0.63	\$151,000	\$95,130





COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION



Rodney E. Cooper, Director

January 9, 2001

NOTICE OF TRAIL REQUIREMENT  
FOR TRACT MAPS AND PARCEL MAPS

Map #: TR- 49411

Date on Map: December 19, 2000

Provide 12' easement for Schabarum Trail to the satisfaction of the Department of Parks and Recreation's Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Tract or Tentative Parcel Map.

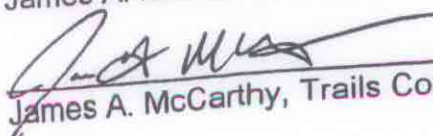
\*\*\*\*\*  
The exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles an easement for Riding and Hiking purposes Schabarum Trail.

Map Sheets: A variable easement to the County of Los Angeles for Riding and Hiking purposes Schabarum Trail.

- X TRAIL OK AS SHOWN.  
\_\_\_\_ TRAIL ON HOLD PENDING SITE VISIT.  
\_\_\_\_ THE MAP IS APPROVED REGARDING TRAIL REQUIREMENTS.  
X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL  
MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact  
James A. McCarthy, Trails Coordinator at (213) 738-2972.

  
James A. McCarthy, Trails Coordinator

trailrpt49411-00.



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT NO. 90-184-(4)

VESTING TENT. TRACT MAP 49411  
SUB-PLAN AMENDMENT 90-184-(4)  
CONDITIONAL USE PERMIT 90-184-(4)  
OAK TREE PERMIT 90-184-(4)

RPC/HO MEETING DATE 9-08-04	CONTINUE TO 1-23-02, 4-3-02, 7-10-02
AGENDA ITEM	
PUBLIC HEARING DATE October 31, 2001	

APPLICANT Robert Reed Family Trust	OWNER Robert Reed Family Trust	REPRESENTATIVE W. R. Lind
---------------------------------------	-----------------------------------	------------------------------

**REQUEST**

Plan Amendment: To amend the Rowland Heights Plan from OS (Open Space) to U1(1.1-3.2du/acre)  
Tentative Tract Map: To subdivide the 170.25 site into 55 single family lots, 2 open space lots and 1 street lot.  
Conditional Use Permit: To ensure compliance with Hillside Management Design Review Criteria  
Oak Tree Permit: To authorize the removal of 288 oak trees

**LOCATION/ADDRESS:** At the terminus of Hasting Street, south of Pathfinder Road and southwesterly of Brea Canyon Cut-off Road

**ZONED DISTRICT**

San Jose

**COMMUNITY**

Rowland Heights

**EXISTING ZONING**

A-1-15,000

**ACCESS:** Via Hasting Street

<b>SIZE</b> 170.25 acres	<b>EXISTING LAND USE</b> Vacant	<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Hilly
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**SURROUNDING LAND USES & ZONING**

<b>North:</b> single-family residences, public park	<b>East:</b> single-family residences
<b>South:</b> vacant	<b>West:</b> single-family residences

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	Non-Urban, Hillside Management	1 unit/acre	
Rowland Heights	Urban 1 (1.1-3.2du/acre), Open Space		No

**ENVIRONMENTAL STATUS**

Draft Environmental Impact Report. Potential impacts associated with geotechnical hazards, flood hazards, fire hazards, biota, visual qualities, traffic/access, education and land use were identified.

**DESCRIPTION OF SITE PLAN**

The tentative tract map depicts access to the project site from Hasting Street.. A system of private and future cul-de-sac streets provide access to the majority of the 55 proposed single-family lots. There are also (3) 20 foot wide driveways with turn-arounds providing access to a total of 7 of the proposed lots. Lots utilizing the 20 foot driveway design cannot be provided direct access from the private and future streets. Lot sizes range from 10,456 to 137,524 square feet with the majority in the 15,000 to 25,000 square foot range. The average lot size is approximately 40,000 square feet. Large open space lots, totaling 138 acres, surround the single family residences except at the Hasting Street access point.

**KEY ISSUES**

- The project site is depicted as an open space lot on Tract 34146, which was previously approved on the property. Residential construction rights on the property were dedicated as part of that approval.
- Inconsistency with open space policies and objectives of the Rowland Heights Community Plan
- Removal of 288 of the oak trees on the site.

(If more space is required, use opposite side)

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON Ellen Fitzgerald		
RPC HEARING DATE (S) 10-31-01, 1-23-02, 4-03-02	RPC ACTION DATE 9-8-04	RPC RECOMMENDATION DENIAL
MEMBERS VOTING AYE Hestley, Valadez, Bellamy	MEMBERS VOTING NO Modugno, Row	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING) Denial		
SPEAKERS*	PETITIONS	LETTERS



## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☐ APPROVAL☒ DENIAL☐ No improvements \_\_\_\_\_ 20 Acre Lots \_\_\_\_\_ 10 Acre Lots \_\_\_\_\_ 2½ Acre Lots \_\_\_\_\_ Sect 191.2☐ Street improvements X Paving X Curbs and Gutters X Street LightsX Street Trees \_\_\_\_\_ Inverted Shoulder X Sidewalks \_\_\_\_\_ Off Site Paving \_\_\_\_\_ ft.☒ Water Mains and Hydrants☒ Drainage Facilities☒ Sewer☐ Septic Tanks☐ Other \_\_\_\_\_☒ Park Dedication "In-Lieu Fee"

## SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester &amp; Fire Warden

Parks &amp; Rec.

Health

Planning Proposal is for subdivision of lot set aside as open space per Condition s#24,25 of Tract 34146 .  
 Residential construction rights were dedicated on Parcel Map 15292

## ISSUES AND ANALYSIS

See attached staff report

Prepared by: Ellen Fitzgerald



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

August 26, 2004

TO: Regional Planning Commission

FROM: Ellen Fitzgerald  
Land Divisions Section

SUBJECT: **PROJECT 90-184-(4)**  
LOCAL PLAN AMENDMENT 90-184-(4)  
CONDITIONAL USE PERMIT 90-184-(4)  
OAK TREE PERMIT 90-184-(4)  
TENTATIVE TRACT MAP 49411

Attached are the resolution for the proposed amendment to the Rowland Heights Community General Plan and findings for denial of the project. Commissioners will recall that the public hearing was closed on July 10, 2002 and the project was taken under submission for denial at that time. The Commission voted 4-0 for denial, with Commissioner Valadez absent.

A subsequent discussion on the project related to open space issues and potential project benefits was conducted on October 8, 2003, April 7, 2004 and May 12, 2004. At the conclusion of this discussion, staff was directed to return with the attached findings.

Staff reminds the Commission that the project will be transmitted to the Board of Supervisors and a public hearing before the Board will be conducted in the near future.





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

May 6, 2004

TO: Regional Planning Commission

FROM: Ellen Fitzgerald  
Land Divisions Section

SUBJECT: **PROJECT 90-184**  
LOCAL PLAN AMENDMENT 90-184  
CONDITIONAL USE PERMIT 90-184  
OAK TREE PERMIT 90-184  
TENTATIVE TRACT MAP 90-184  
May 12, 2004 Discussion Item #11

Commissioners will recall that a discussion on this proposal was most recently held on April 7, 2004. A request for approval of a land development project had been taken under submission for denial by your Commission on July 10, 2002, but on October 8, 2003, the applicant requested a continuation prior to final action on that denial in order to return with additional information. On April 7, 2004, the applicant presented a status report with information on progress to accomplish the clean up of the existing stable operation on a portion of the site, details on discussions with WCCA (Wildlife Corridor Conservation Authority) for the possible eventual dedication of portions of the site as public open space and other information related to project enhancements.

As the Commission indicated in the discussion on April 7, 2004 that there may be potential public open space benefits which might be derived from approval of a development project which could not otherwise be accomplished and it was appropriate to consider such a possibility if it exists, staff was asked to do additional research into the details of the approvals which created the project site to precisely determine the open space requirements related to the project site's creation.

**PROJECT BACKGROUND SUMMARY**

When the request for the subdivision proposal on the subject site (Tract 49411) was initially scheduled for public hearing in 2001, staff reviewed the details of the previous tract (Tract 34146) and focused the research on the dedication of construction rights by the recordation of final parcel and tract maps associated with the approval of the tentative map. Tentative Tract Map 34146 depicted a 170 acre lot (lot 266) as open space and that lot eventually recorded with a dedication of construction rights to the County. Staff's concerns were that the proposal for resubdivision of a previously approved open space lot was precedent setting and it was important that the Commission understood the status of the lot in question while considering the proposed subdivision. At the time the project was scheduled for hearing, Tract 49411 was the only request for resubdivision of property designated as open space.



## OPEN SPACE DISCUSSION

Staff has subsequently received a number of proposals for development on lots which were depicted on previously approved tract maps as open space and this resulted in the Commission's discussion on February 25, 2004 of overall open space issues. At that time, staff requested the Commission's direction on how to proceed with such requests. Though the issue is complicated by the uniqueness of individual cases and the sometimes vague public record, the Commission clearly indicated that it was necessary to do a thorough review of materials in the files of the previously approved projects which created the open space designation. During the discussion numerous concerns were raised about the way open space restrictions were previously conditioned, the possibility that more than required area may have been dedicated, whether the open space agreed to by a developer in public testimony, even if more than necessary for mitigation of project impacts should be considered "required" and the potential that there may be proposals for resubdivision of open space lots that provide significant enough public benefit that the loss of open space can be successfully mitigated.

## APRIL 7, 2004 DISCUSSION

At the conclusion of the Commission's discussion on April 7, 2004 of the applicant's status report, staff was directed to return with additional information on the details of Tract 34146. This request for additional background information is directly related to the numerous issues raised in discussion of this overall "open space resubdivision issue" and the need to complete as exhaustive a review as possible of the previous file. Though the record is vague in certain respects due to incomplete information and procedural changes not in practice today, it is possible to determine the underlying concerns of staff and decision makers in the processing of the tentative map. Below is a summary of case activities:

- Tentative Tract Map 34146 was initially submitted on December 16, 1977 as a request to create 254 lots on 270 acres.
- The Draft Environmental Impact Report dated March 9, 1979 describes a project consisting of 229 residential lots and a 115 acre open space lot.
- Notes in the file indicate project redesigned to 238 residential lots and a 168 open space lot on 285 acres. Also, an amended environmental analysis increased the number of lots to 238. Land alteration decreased from 171 acres to 107 acres. A 6/5/80 supplement to the EIR indicates that the OS was increased to 168 acres. Density decreased from the original application and the open space lot increased in area.
- A staff memo in 1980 on a proposal for a 254 lot tract indicates the need to impose conditions to dedicate a riding and hiking trail and a 10 acre park for public recreation in addition to open space which at that time consisted of 115 acres. Ultimately, a revised map for 238 lots on 285 acres was approved and the EIR certified by the Board of Supervisors on April 14, 1981.
- Amendment map for 234 residential lots, 1 open space lot and 1 park lot approved by Regional Planning Commission on May 22, 1982.
- Staff memo explains density calculations for the project based on the Rowland Heights Community General Plan. Though the calculations include area beyond the boundary of



Tract 34146, it appears that the Rowland Heights Plan would permit greater density than the 234 lots previously approved.

- Subsequent Revised map submitted for 265 residential lots and one open space lot of 170 acres on 285 acres. A Negative Declaration approved with revised map by Regional Planning Commission on December 20, 1984. Conditions include provision for riding and hiking trail over open space lot.
- Parcel Map 15292 records with dedication of construction rights on Lot 6 of 170 acres and dedication of an easement to the County for a riding and hiking trail through the lot.
- Subsequent unit final maps record though it does not appear that all 265 lots approved by the tentative map ultimately recorded.
- The proposed public park was not dedicated to the public. It appears that geological and access constraints on the site resulted in the applicant paying in-lieu fees instead of providing the park.

### CONCLUSION OF CASE REVIEW

Staff's review of the case materials for Tract 34146 and the associated final maps found:

- 115 acres of open space was indicated in the Draft EIR initially as mitigation for project impacts. However, a supplement to the EIR indicates that the open space lot increased to 168 acres due to a revised map.
- The initial proposal included a public recreation component which apparently did not occur due to the discovery of geologically unstable land.
- The dedication of construction rights over the entire 170 acre open space lot appears to not have been in exchange for approval of maximum density. No density transfer seems to have occurred. However, the project was a clustered design as it was the goal of the Rowland Heights Community General Plan to preserve large areas of significant open space.
- The ownership and maintenance of the open space lot apparently was discussed during case processing with information indicating that the open space lot should be dedicated. However, at the time the project was approved no open space conservation agency or County agency routinely accepted such lots and instead it remained in private ownership.
- Transcripts of the public hearing before the Board of Supervisors for the tract map of 238 residential lots approved in 1981 indicate that the property owner stated there would be 168 acres (of open space) with a bridle path and there was additional discussion about the need for a local park.
- The tentative map that was ultimately approved as a revision to the 1981 map contained 265 residential lots and a 170 acre open space lot. The revised map did not include the public park, however the riding and hiking trail was conditioned to be provided to the satisfaction of the Department of Parks and Recreation and the easement for the trail was dedicated on Parcel Map 15292. Though the easement was dedicated, the trail was not constructed.

### SUMMARY

The project applicant has requested that the Commission authorize a resubmittal of the proposed land division to depict a 43 lot tract, an equestrian facility and an open space lot with a riding and hiking

trail. The proposed tract occupies approximately 30 acres and the stable operation 20 acres of the overall 170 acre site.

The proposal would allow for dedication of the open space lot to a public agency and construction of the previously dedicated trail. Presently the trail is unlikely to be constructed by the County as funding is not available. Improvements to the stable facility which is presently operating in violation of the provisions of the zoning ordinance could be made if the project were authorized and the applicant has discussed the issue of future open space maintenance with WCCA and has offered to provide permanent funding for a ranger in addition to other funding. The applicant has also indicated a willingness to provide additional school funding and to establish a demonstration project for stable operations.

### POINTS TO CONSIDER

- There does not appear to be any evidence in the case files that the 170 acre open space lot was intended to be developed in the future and that the dedication of construction rights was only temporary. However, the adjacent tract (Ridgemoor) did provide a cul-de-sac stub street as a part of its design. Staff does not believe that the existence of the stub street alone should compel the Commission to grant development on the open space lot.
- The 1979 EIR originally depicted 115 acres of open space. The open space was subsequently increased to 168 acres in a supplement to the EIR. However, it should be noted that the increase in open space was also accompanied by an increase in residential lots from 229 to 238. Ultimately the project was approved for 265 lots and 170 acres of open space.

### CORRESPONDENCE

Staff has received email correspondence from community members with questions related to the stable operations, project design and concerns over the long period of time this project has been before the Commission.

Additionally, a packet of information on economic benefits of a development project on this site was submitted.

However, since the public hearing on the project has previously been closed staff will not provide the correspondence at this time.

### RECOMMENDATION

If the Commission determines significant public benefits may potentially be derived from allowing the applicant to resubmit a revised project which could be conditioned to dedicate open space to a public agency, construct a public trail through the property, clean-up and improve the existing stable facility and provide additional benefits as determined then staff recommends the Commission direct staff to schedule a public hearing to allow the Commission to indicate its intent to rescind its previous denial and to initiate an amendment to the Rowland Heights Community General Plan to incorporate the stable facility into the project design. Staff reminds the Commission that if a plan



amendment is initiated the project would be referred back to staff, a community meeting would need to be scheduled and the project would return to the subdivision committee and the Impact Analysis section for revisions to the tentative tract map and Draft Environmental Impact Report before returning to the Commission for public hearing on a revised project. Taking this direction would likely entail the applicant making substantial additional outlay of investment in this project.

If the Commission determines that their previous denial action is appropriate notwithstanding the new information, then staff recommends that the Commission direct staff to bring back the appropriate findings for denial of this request. It should be noted that this action would resume zoning enforcement activity on the subject property.

FM:EMF



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

April 1, 2004

TO: Regional Planning Commission

FROM: Ellen Fitzgerald *EF*  
Land Divisions Section

SUBJECT: **LOCAL PLAN AMENDMENT 90-184-(4)**  
**CONDITIONAL USE PERMIT 90-184-(5)**  
**OAK TREE PERMIT 90-184-(4)**  
**TENTATIVE TRACT MAP 49411**

On October 8, 2003, the Regional Planning Commission granted the project applicant's request for a six-month extension to investigate potential approaches that would enable public use of the subject property's open space and that would resolve the zoning violations on the existing equestrian facility on the site. To comply with the six month deadline, staff has scheduled another discussion to report back on activities to date.

The applicant reports that significant progress has been achieved.

- The applicant has prepared a conceptual revision to the tentative map to incorporate a 43 lot residential subdivision and the existing stable. The exhibit shows the subdivision located in the southwesterly portion of the site and the stable in the northeasterly portion. The subdivision would take access from Hasting Street, and the stable from May Court.
- A detailed stable design, acceptable to the stable operator, has been prepared which corrects the zoning violations on the property.
- The applicant proposes to amend the conditional use permit application to include the stable facility. If the conditional use permit were to be approved, appropriate conditions for stable operations would be included.
- The Land Development Division of the Department of Public Works is currently reviewing a subsurface investigation and analysis of the restricted use area of the **subject property** to determine appropriate building locations. Preliminarily, the location of the caretaker's residence seems to be the **only concern** since locating stable facilities on the geologically restricted portion of the site appears feasible.



- The Wildlife Corridor Conservation Authority (WCCA) has indicated that dedication of the open space portion of the property, reservation of an easement for the stable for 20 years, with a possible longer time frame if subsequently approved or conversion of the stable to open space if not approved, provision of a park ranger trailer and permanent funding for the cost of maintenance would be acceptable. WCCA feels that the Regional Planning Commission would be responsible for imposing these conditions on the project applicant through the conditional use permit process.
- In conjunction with WCCA, the applicant has agreed to consult with Heal the Bay to evaluate best management practices to be used for stable operations compatible with open space goals.
- The applicant has offered to enter into a school benefit agreement to provide funding for the Rowland School District beyond the state mandated level.

The applicant is requesting that the Commission allow him to continue to work towards a project which provides necessary significant community benefits given the project site's previous open space dedication. In order to proceed, the applicant is asking that the Commission initiate an amendment to the Rowland Heights General Plan to incorporate the stable facility. Initiation of the plan amendment request will necessitate the scheduling of at least one advertised community-wide meeting during evening hours to discuss the proposed amendment. The applicant is also requesting authorization to: resubmit Vesting Tentative Tract Map 49411, revise the associated conditional use permit and plan amendment applications to reflect the stable facility and to revise the Environmental Impact Report to incorporate the stable. The applicant indicates that he looks forward to completing negotiations with WCCA and the school district which cannot proceed further unless he is authorized to continue with the project application.

# CHRONOLOGY NOTES TRACT 34146

- Filed 12/16/77 254 lots on 270 ac
- 1/10/78 Minutes of ERC. Project 254 du's described
- 10/31/78 Hand notes saying increase in lots from 229 to 254/major EIR/2<sup>nd</sup> means of access must record through 34145 first
- 11/17/78 Note says increase in lots from 229 to 254
- 3/9/79 Date of DEIR discussing 229 du project 115 ac OS
- 6/22/79 Map date
- 10/16/79 memo from Ristic - Amended Analysis with Increase in lots from 229 to 254 (crossed out and 238 entered by hand later) Land alteration from 171 ac to 107 ac grading reduced 1.8 cy to 1.4 cy
- 10/18/79 Map date
- 10/18/79 RPC Hearing 254 lots
- 11/15/79 Continued RPC Hearing
- 11/16/79 Letter from Applicant Lind to BOS asking that tentative be deemed approved because RPC did not take action or continue
- 12/10/79 Letter from Murdoch to Schabarum saying that RPC required additional information from Lind but he refused. Could not approve without FEIR
- 12/21/79 Date of FEIR
- 1/7/80 Memo from Huttinger to Miller Describing meeting with Schabarum and his direction to impose certain conditions on the tract including improvements and offers to dedicate riding and hiking trail and a 10 ac park on lot 238 to be determined by DPR
- 5/20/80 Letter from County Counsel Ross to Staffer bill Miller saying that "deemed approved" by BOS is inadequate and applicant can re-file map
- 5/22/80 Map date 238 lots
- 6/5/80 Supplement to DEIR (copy in file appears incomplete) Indicates that 168 ac were left in OS/Relates how RPC requested a letter from a qualified architect evaluating the hillside design/References a letter dated 9/2/80 as Attachment 3 (not there). This letter concludes that this is a good project with comments about the use of CCR's to control future activities and the need to permanently maintain the OS lot. Indicates that staff would implement all recommendations if adopted by the RPC in the final stages
- 6/30/80 Memo from IA to SUB (Hartman) saying revised map reduces from 254 to 238 du's as described in DEIR. DEIR is adequate.
- 8/7/80 RPC Public Hearing 238 lots
- 9/11/80 Continued PH
- 9/18/80 RPC approves tentative tract 238 lots on 285 ac Map date 5/22/80
- 9/18/80 NOD EIR certified 238 lots



- 10/8/80 Approval Letter from Schwarze to Lind advising that RPC approved tentative tract on 9/18/80 with attached findings. Approval expires 3/18/82.
- 10/30/80 BOS hearing on Appeal of RPC approval of 238 lot project (Map date 5/22/80)
- 12/10/80 Memo from Ristic to Miller mentions condition 27 regarding bio assessment and evaluation of potential impacts on SEA. Says condition has been met. Says that OS lot to east while not in the SEA will preserve the same type of biological communities within SEA 15
- 1/8/81 Continued BOS hearing with tentative order to approve
- 4/10/81 Memo to BOS from COCO (Fries) indicating that COCO has I prepared Findings for approval and Final EIR and map. New conditions including 10 ac park (however, copy in file is over-written with word "Amended" here and in other conditons) Map date 5/22/80
- 4/14/81 Adopted by BOS (per stamp on above letter)
- 4/21/82 Memo from Schwarze to Schabarum describing 3/31/82 request by applicant and assuring applicant understands agreement for Balan Road
- 4/30/82 SCM notes 214 SF lots, 1 OS, 1 park on 288 ac Prev map was for 237 sf lots.
- 5/22/82 Map date 237 sf lots
- 6/3/82 Request to file parcel map (20 ac parcels) to DRP from Lawrence DeTilla (applicant). To facilitate development of phases and create the park site and OS areas. Since park cannot be provided until later phases (due to access and need for utilities) asks tha tin-lieu fees be paid as each phase is developed with the park dedicated in the last phase.
- 6/4/82 Amendment Map 234 sf lots, 1 OS, 1 park on 288ac
- 6/25/82 SCM on map dated 6/4/82
- 7/8/82 RPC approves amendments to Map dated 5/22/82 234 sf lots, 1 OS and 1 park. Permission granted to file Parcel Map, etc. References previous BOS approval of 4/14/81 including amendment to condition 4 regarding the 20 ac park shown on Amendment map 6/4/82.
- 10/14/83 Easement Only map to accompany 5/22/80 (82?) map per memo in file from Schwarze to Co engineer
- 2/22/83 Request for 1 year to record De Tilla to DRP
- 3/3/83 Expiration date is 4/14/84 JRS to Olson Inc.
- 4/13/83 Time ext granted BY RPC to 4/14/87 ltr JRS to Olson Inc.
- 10/21/83 Easement Only map letter
- 3/15/84 Time Ext Request for 3 years DeTilla to DRP
- 9/25/84 Lind signs new application for Revised Map 265 lots proposed on 285 ac
- 10/2/84 map date
- 10/19/84 SCM Review of Map dated 10/2/84

- 11/19/84 Memo from Huttinger to McCarthy stating that Rowland Heights Plan would allow 304 du's on property comprising TR 34143 (other tracts addressed also)
- 12/20/84 Hearing and Approval by RPC of 265 lots, one OS lot on 285 ac Revised Map (Map date 10/2/84) per ltr by JRS to Appl dated 12/26/84 Findings indicate that land is in U-1 and OS categories per RHCP. A Negative Declaration was approved. Permission granted to file 7-lot PM. Riding and hiking trail required in OS lot #266 (cond 23). Requires appl to provide for ownership and maintenance of OS lot 266 (cond 23). Requires dedication of construction rights of residential and commercial structures on OS lot 266 (cond 25). DPW notes that a large landslide exists in OS lot 266 dated 10/12/84. DPR requires fees (no park). Requires dedication of Skyline Extension Riding and Hiking Trail.
- 12/26/84 Date of NOD for Revised Tract 34146
- 5/9/85 Reco letter to BOS to approve final map for PM 15292 Taylor
- 8/9/85 PM 15292 recorded as a unit of Tentative Tract 34146. Lot 6, corresponding to the OS lot on TR 34146 is noted as 170.5 gross acres and 166.7 net acres.
- 8/13/87 Withhold final map of unit approval due to condition 29 not met
- 12/16/87 Renewal Requested one year
- 1/12/88 Hearing Officer extends map from 12/20/87 to 12/20/88
- 1/13/88 Approval letter to applicant from Taylor approving extension





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

October 2, 2003

TO: Harold V. Helsley, Chair  
Leslie G. Bellamy, Commissioner  
Esther L. Valadez, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM: Ellen Fitzgerald  
Land Divisions Section

SUBJECT: LOCAL PLAN AMENDMENT 90-184-(4)  
CONDITIONAL USE PERMIT 90-184-(5)  
OAK TREE PERMIT 90-184-(4)  
TENTATIVE TRACT MAP 49411

This item was previously scheduled for Commission discussion on the August 27, 2003. As not all Commissioners were in attendance on that date, the discussion was continued to October 8, 2003.

Attached is a copy of the information which was previously submitted. Included is the previous memo to the Commission, findings for denial as requested by the Commission at the close of the public hearing on July 10, 2002 and a copy of the applicant's request for referral of the project back to staff.

Also attached is a package of information from the applicant's legal counsel, Cox, Castle & Nicholson.



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

August 21, 2003

TO: Harold V. Helsley, Chair  
Leslie G. Bellamy, Commissioner  
Esther L. Valadez, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM: Ellen Fitzgerald  
Land Divisions Section

SUBJECT: **LOCAL PLAN AMENDMENT 90-184-(4)**  
**CONDITIONAL USE PERMIT 90-184-(5)**  
**OAK TREE PERMIT 90-184-(4)**  
**TENTATIVE TRACT MAP 49411**

Commissioners will recall that the public hearing on this project was closed at the conclusion of testimony on July 10, 2002. The Commission voted 5-0 to recommend denial of the project to the Board of Supervisors and directed staff to return with appropriate findings. Since so much time has passed since the Commissioner's last discussed the project, the staff report from the July 10, 2002 hearing is attached. Based on the Commission's direction at the close of public hearing staff has prepared the necessary resolution and findings for denial as instructed and they are included in this package.

Commissioners may also recall that during the public hearing it was discovered that a commercial equestrian facility was in operation on a portion of the 170 acre subject property. The equestrian facility is located at the northeasterly portion of the property, while the proposed subdivision is at the southwesterly end. While the equestrian facility and the proposed subdivision are located on the same property, the facility operator and the project applicant are not the same.

Subsequent to the discovery of the equestrian facility, zoning enforcement staff initiated action to bring the facility into compliance. Staff has been advised that the operator of the facility has indicated that the submittal of applications to bring the property into compliance and facility renovations necessary to bring the property up to current code standards are too costly. The operator has stated that the facility has strong community support and is an asset to the community.



The project applicant has submitted a letter to request the Commission refer the project back to staff. A copy of the letter is attached. It states that by referring the matter back to staff several project issues may be resolved. The applicant contends potential conveyance of open space to the Wildlife Corridor Conservation Authority allowing public use of the property and correction of the stable violations could be accomplished if the Commission postpones action on the recommended denial at this time. Referral of the project back to staff would require redesign of the project and review by the subdivision committee prior to a return to the Commission for public hearing.

In addition to the resolution and findings and the applicant's letter requesting reconsideration, materials submitted by representatives of the adjacent homeowner's association are also included.

**EPAC Investments Inc.  
LB/L EPAC II Master LLC  
Rowland Heights Investors**

**Salvatore J. Veltri Inc.**  
438 Fernleaf Avenue  
Corona del Mar, CA 92625  
(949) 675-2448 V  
(949) 675-2468 F

May 28, 2003

Regional Planning Commission  
County of Los Angeles  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: Rowland Heights TM 49411

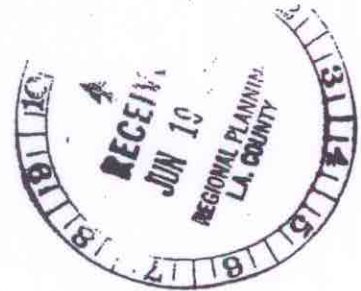
Dear Chairman and Commissioners:

The Applicant for Tentative Map 49411 is requesting that the Planning Commission return the matter of the Subdivision, and Plan Amendment, Conditional Use Permit and Oak Tree Permit to the Planning Department staff prior to any further deliberation or action.

The purpose of this request is to allow us to work with the staff, the property owner, stable operator, community representatives and the local open space agency to address the issues that were raised during the last public hearing. At that time it was revealed that the existing stable operation lacks the necessary authority to operate on the site, despite having been in business for over 25 years. Questions were also raised about the future uses of the site if the proposed subdivision were never built. Also, a subsequent visit by the Zoning Enforcement staff has generated a violation notice, which needs to be resolved.

The stable operator and tenants desire to remain on the site. They enjoy strong community support in Rowland Heights however; they are unable to afford the cost of preparation and processing of an application for a plan amendment and conditional use permit; or the considerable funds necessary for renovations and upgrades to bring the site up to current code standards.

*Fitzgerald*





Regional Planning Commission, May 28, 2003,  
Page two,

Without some positive action, extensive cattle grazing will continue to environmentally degrade the site, the equestrians will be forced to move and the land will always be unavailable for public use and enjoyment. It will always be under the threat of future development.

We believe that by referring this matter back to the staff, we can craft a solution that will resolve all of these issues by making appropriate changes to the pending permits and community plan amendment. Further, we can prepare the necessary studies and plans to correct the stable violations and we are prepared to fund the costs of those activities. Finally, we have been in discussions with the Wildlife Corridor Conservation Authority about the conveyance of open space along with appropriate resources for proper environmental restoration and stewardship.

Preliminary discussions with the affected parties lead us to believe that a satisfactory solution can be developed, and a revised plan can be presented to the Commission, that will benefit the entire community of Rowland Heights.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sam Veltri".

Sam Veltri



*Los Angeles County*  
*Department of Regional Planning*  
*Director of Planning James E. Harll, AICP*



April 3, 2002

TO: Esther L. Valadez, Chair  
Harold V. Hesley, Commissioner  
Leslie G. Bellamy, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM: Ellen Fitzgerald  
Land Divisions Section

SUBJECT: **PLAN AMENDMENT 90-184-(4)**  
**CONDITIONAL USE PERMIT 90-184-(4)**  
**OAK TREE PERMIT 90-184-(5)**  
**TENTATIVE TRACT MAP NO.49411**

A letter from the project applicant addressing issues on the subject project was submitted to you in your package mailed last week. Staff has had limited opportunity to review all the issues raised in detail but has the following preliminary evaluation.

**TRACT MAP 34146**

The applicant indicates that the 170 acre property which is the location of the proposed project was a portion of a larger 285 acre master tract (Tract 34146) on which a comprehensive plan was developed, beginning in 1978. There is nothing in County records to indicate that the originally proposed project was anything other than a standard tentative tract map. During subdivision processing, tentative maps are reviewed for technical feasibility by the members of the County's Subdivision Committee. Representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation and Health Services evaluate the tentative map and numerous issues are open to discussion, including road extensions, parkland dedication and open space requirements. Before a tentative tract map is scheduled for public hearing outstanding issues are resolved, or those issues are referred to the Regional Planning Commission. There is nothing in the case file to indicate outstanding issues remained concerning the potential development of lot 266 when Tract 34146 was heard by the Commission. If an applicant feels there are issues on a portion of their property and future development of that portion is something to revisit at a later time, that portion could be appropriately designated a **remainder parcel**, not an open space lot. A remainder parcel is not considered part of the subdivision and is not evaluated as part of the project.

**RESTRICTED USE AREA NOTE**

There is a restricted use area note on a portion of Lot 6 of Parcel Map 15292. Subdivision Committee notes for Tentative Tract 34146, included at Tab 2 of the applicant's report, indicate the possible existence of a large landslide on the open space lot (lot 266). This page also indicates that all geologic hazards were to be eliminated, or a note delineating the hazard and dedicating construction rights was required. This is the reason for the note on the final parcel map. These requirements of the Department of Public Works do not supercede the requirements



or standards of other departments or agencies. Elimination of the geologic hazard, and removal of the restricted use note, would not guarantee any development potential if other notes dedicating construction rights, or zoning or land use plan designations prohibited it. Furthermore, there is no indication that the geologic hazard noted on the final map has been eliminated. The proposed project will not encroach into the restricted use area shown on Parcel Map 15292, and a note indicating this same area is a restricted use area would be required on any map subsequently recorded on the property.

### RIDGEMOOR ACCESS AGREEMENT

The Final map recorded for the Ridgemoor tract dedicated the streets within the subdivision to the public. Staff has reviewed the agreement included in the applicant's package. It appears that this was a private agreement, with documents recorded by the County Recorder, on individually owned parcels. The change from public, ungated streets to a gated, private street design occurred after the County approval of the final map. Department of Public Works staff may be able to discuss details concerning gating of streets. However, the existence of this access agreement, within which it is indicated that a potential 43 unit project might be constructed on the adjacent property, is not an indication that the property had development rights.

### OPEN SPACE DEDICATION

There is no procedure for County acceptance of open space dedication. Today, open space lots are required to be maintained by a homeowner's association or dedicated to a public agency. In 1985, when tentative tract map 34146 was approved no such agency was available to accept the dedication of the open space lot and no homeowner's association was required for the tract. The note on the final map restricting the construction of commercial or residential structures on Lot 6 of Parcel Map 15292 was the accepted procedure for ensuring an open space lot would not be developed. The fact that the lot remained privately owned unfortunately has prevented recreational use of the property, but is not inconsistent with how open space lots were managed at the time the map was approved and recorded.

### ROWLAND HEIGHTS COMMUNITY PLAN

The subject property is designated U1 on a 1.25 acre portion at the northerly boundary with the remaining acreage designated OS (open space). There is no indication in the Rowland Heights Plan that the designation of 1.25 acres of a 170 acre parcel would justify development of the remaining acreage.

### DENSITY

While staff has not had the opportunity to calculate the exact number of units which could have been developed on the total area of Tentative Tract Map 34146, there is reason to believe that not all the units which the property would have yielded were actually developed. The tract was developed at a low density of approximately 1 unit per acre. However, the fact that the project site was not developed to the maximum density possible did not give the applicant the ability to save those units for development on the open space lot at a later time. Though there was specific requirement that 50% of the project site be maintained as open space, the tentative tract map was designed, reviewed and approved with lot 266 shown as open space. The Board of Supervisors findings indicate that open space comprised *not less than 50%* of the net area, and our Hillside Management standards require at least 70% open space.

### CURRENT PROPOSAL

The proposed project's design was discussed in the staff report originally prepared for the October 31, 2001 public hearing. Staff indicated that the project would take access from an existing fully improved street and that the lot sizes and proposed average home size would be consistent in character and style with the adjacent Ridgemoor neighborhood. The development footprint would encompass about 31 acres of the 170 acre parcel and 80% would be maintained as open space. The proposed project has been designed to be consistent with the land use designations requested as part of the plan amendment, therefore if the amendment to the Rowland Heights Community Plan were approved, the proposed project would comply with density requirements and development standards.





*Los Angeles County*  
*Department of Regional Planning*  
*Director of Planning James E. Harll, AICP*



March 28, 2002

TO: Esther L. Valadez, Chair  
Harold V. Hesley, Commissioner  
Leslie G. Bellamy, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM: Ellen Fitzgerald  
Land Divisions Section

SUBJECT: SUB-PLAN AMENDMENT 90-184-(4)  
CONDITIONAL USE PERMIT 90-184-(4)  
OAK TREE PERMIT 90-184-(5)  
TENTATIVE TRACT MAP NO.49411

The subject project was heard by the Regional Planning Commission on October 31, 2001. At the hearing, the Commission heard a presentation from the project applicant and testimony from several neighbors in the surrounding Ridgemoor community. The public hearing was continued to January 23, 2002 to give the applicant additional time to gather information he wanted to present to the Commission.

On January 23, 2002, the applicant requested a continuance to allow him additional time to gather the information. The applicant has submitted this additional information and it is attached. However, as the information was submitted this afternoon, staff was unable to review it prior to it being included in your package. Staff will review the materials and be able to respond at the continued public hearing.

In addition to the applicant's materials, attached is the staff report prepared for the project.



*Los Angeles County*  
*Department of Regional Planning*  
*Director of Planning James E. Hartl, AICP*



January 17, 2002

TO: Regional Planning Commission

FROM: Ellen Fitzgerald, <sup>JK</sup>Principal Regional Planning Assistant  
Land Divisions Section

SUBJECT: SUB- PLAN AMENDMENT NO. 90-184-(4)  
CONDITIONAL USE PERMIT NO. 90-184-(4)  
OAK TREE PERMIT NO. 90-184-(4)  
TENTATIVE TRACT MAP NO. 49411

At the public hearing on October 31, 2001, the Commission heard testimony from surrounding property owners concerned about traffic impacts, safety issues and construction impacts. Neighbors also indicated that they were concerned about the loss of what they thought was permanent open space.

You will recall that there was extensive discussion at the public hearing on the open space status of the property proposed for development. Staff's research indicates that the property was depicted as an open space lot on Tentative Tract Map 34146, previously approved on the subject property, and construction rights were dedicated on Parcel Map 15292, one of the final maps recorded over the boundaries of Tract 34146. The applicant believes that the dedication was temporary and the property was never meant to remain permanent open space. The applicant indicated that further evidence of their belief would be submitted to allow discussion at the continued public hearing.

On December 21, 2001 the applicant submitted a letter again explaining their position on the open space dedication and stating that they believe the project would provide an implementation mechanism for public open space goals. The letter also indicated that additional information would be provided to the Commission.

On January 16, 2002, staff received a request for a continuance of the public hearing based on the applicant's continuing discussions with community associations and various agencies.

Staff has also received copies of two letters, one from the applicant's representative to the Wildlife Corridor Conservation Authority (WCCA) and one from WCCA stating their concerns with the project, which are attached.



Salvatore J. Veltri, Inc.

EPAC  
3070 Bristol Street  
Suite 520  
Costa Mesa, CA 92626  
P (714) 755-6300  
F (714) 755-6312

January 15, 2002

Regional Planning Commission  
County of Los Angeles  
320 West Temple Street  
Los Angeles, CA 90012

Re: Request for Continuance: Planning Commission Continued Hearing Date:  
January 23, 2002  
Project Number 90-184(4)

Dear Commissioners:

This purpose of this letter is to request a continuance of the January 23, 2002 scheduled hearing concerning this project. We are currently meeting with community associations and the various agencies involved in the entitlement process and we would prefer to successfully conclude these communications before returning to the Commission.

Thank you in advance for your time and consideration of our project.

Sincerely,  
  
Sam Veltri  
Director of Community Development

cc: Don Culbertson  
Judith Fries  
Ellen Fitzgerald

EPAC

SUB- PLAN AMENDMENT NO. 90-184-(4)  
CONDITIONAL USE PERMIT NO. 90-184-(4)  
OAK TREE PERMIT NO. 90-184-(4)  
TENTATIVE TRACT MAP NO. 49411

STAFF ANALYSIS  
FOR  
OCTOBER 31, 2001 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

EPAC Development, the applicant, requests approval of: (1) Sub-Plan Amendment 90-184-(4) to change the Rowland Heights Community Plan land use designation from Open Space to Urban Residential 1 (1.1-3.2 units/acre), (2) Conditional Use Permit 90-184-(4) to ensure compliance with hillside management design review criteria (3) Oak Tree Permit No. 90-184-(4) to authorize the removal of 288 oak trees; and (4) Tentative Tract Map 49411 to create 55 single-family residential lots, one street system lot and two open space lots on 170.45 acres.

DESCRIPTION OF PROJECT PROPERTY

LOCATION

The 170.45 acre project site is located at the terminus of Hasting Street, south of Pathfinder Road and southwesterly of Brea Canyon Cut-off Road within the Rowland Heights community of the San Jose Zoned District.

PHYSICAL FEATURES

The subject property is 170.45 acres in size and irregular in shape with hilly topography. Approximately 25% of the site contains natural slope of 0-24.99%, approximately 65% of contains slope of 25-49.99% and 9% of the site contains slope of 50% or greater.

ACCESS

Regional access to the site is provided by nearby Route 60 (Pomona Freeway), located to the north and State Route 57 (Orange Freeway) located to the east. Local access would be provided from an extension of Hasting Street.

ENTITLEMENTS REQUESTED

PLAN AMENDMENT

The applicant is requesting an amendment to the Rowland Heights Community Plan to expand and relocate the current U1 (1.1-3.2 units per acre) land-use designation to 31.75 acres on the subject property. The Rowland Heights Community Plan currently depicts approximately 1.25



acres of the project site in the northern portion of the site as U1. The plan amendment request would reduce the area in the OS (Open Space) category from 169 to 138.5 acres.

### CONDITIONAL USE PERMIT

The applicant is requesting the approval of Conditional Use Permit 90-184-(4) to ensure compliance with hillside management design review criteria.

### TENTATIVE TRACT MAP

The applicant is requesting approval of Tentative Tract Map 49411 to create 55 single family residential lots, one street lot, and two open space lots.

### OAK TREE PERMIT

The applicant is requesting the approval of Oak Tree Permit 90-184-(4) to authorize the removal of 288 oak trees, including 5 heritage oaks. 4 oak trees would remain within the 31.75 acre development footprint. A total of 754 oak trees exist on the subject property.

The County Forester has required a total of 616 replacement trees as mitigation.

\*The project description section and the project summary of the draft EIR indicates that 110 oak trees are proposed for removal. This number is incorrect in these sections only and was carried over from a previous project design. The DEIR correctly analyzes the removal of 288 oak trees.

### EXISTING ZONING

The subject property is zoned A-1-15,000 (light agricultural—15,000 minimum lot size) This designation permits light agricultural and single-family residential uses on lots with a minimum of 15,000 square feet. The property was originally zoned A-1-15,000 by Ordinance 7675 effective August 1, 1960.

The area surrounding the subject property is zoned R-1-10,000 and A-1-15,000 to the north, A-1-15,000 to the east, A-1-5 and A-2-1 to the south and R-1-10,000 with small portions of OS and RPD-1-4U to the west.

### CURRENT AND SURROUNDING USES

Current uses on the site consist of cattle and horse grazing, stables and informal recreational activities, including equestrian and hiking activities in the central and eastern portions of the site. Single-family residences are located to the west, north and east of the site. This site is a major component of the viewshed afforded to the development on the north. A neighborhood park is also located to the north. The project site is adjacent to open space (Significant Ecological Area #15) to the south.

The aerial photograph following page 6-70 in the Draft EIR clearly shows the project site and surrounding land use.

### PROJECT BACKGROUND

The project site was previously subdivided by Tentative Tract 34146. That tract, approved by the Regional Planning Commission in 1984, created 265 single-family lots and one 170.45 acre open space lot (lot 266) on 285 acres. Lot 266 was conditioned to be maintained as open space by conditions #24 and 25. Condition #23 also references the open space lot. In addition, the Regional Planning Commission at the time the project was approved was assured by the developer that the open space lot would be permanently maintained.

(A copy of the conditions of approval for Tract 34146 are attached.)

As a condition of approval of Tract 34146, the filing of a large lot parcel map (20 acres or more each) to permit project development in phases was approved. (See condition #15). In 1985, Parcel Map 15292 was recorded for 6 lots. Lot 266 of the parent tract 34146 was at this time designated lot 6 of Parcel Map 15292 and consisted of 170.45 acres. Lot 6 was recorded with the following restriction: "We hereby dedicate to the County of Los Angeles the right to prohibit the construction of residential buildings within lot 6. The property which is the subject of the current proposal is described as Parcel 6 of Parcel Map 15292.

The restriction on development on this Parcel 6 was placed there to meet the conditions imposed on Lot 266 of Tentative Tract 34146 and to comply with development standards. It should also be noted that the assessor maps for the property indicate a note restricting construction for the benefit of the previous development.

It is the view of staff that the development rights of the subject property were dedicated as required by the conditions of approval of Tentative Tract 34146 (and as shown on Parcel Map 15292). Therefore, no further subdivision of the property is permitted. Removal of the requirement of dedication would need to be rescinded by the Board of Supervisors.

The applicant has been notified during the processing of the proposed project that the subject property is restricted from further development based on the above information. The applicant disagrees with staff's determination and has chosen to continue with the project.

The applicant argues that when Parcel Map No. 15292 was recorded in 1985, overall issues relating to geology and open space had not been resolved. The developer contends that these unresolved issues resulted in the placing of temporary notes on the map dedicating the right to restrict construction until the issues could be resolved.

It is the position of the applicant that the current redesign of Tentative Map No. 49411 resolves the geology and open space concerns that resulted in the note restricting development that was placed on Parcel Map 15292.

Correspondence from the applicant concerning processing of the project is attached.



## PROJECT DESCRIPTION

The tentative tract map and CUP Exhibit A depict the 170.45 acre site subdivided into 55 single-family lots, 1 private street lot and 2 open space lots. The residential lots take access from an extension of Hasting Street, a 64' wide private and future street, through an access agreement with the neighboring Ridgemoor homeowners association. The Ridgemoor neighborhood is gated and residents of the proposed tract would travel through that neighborhood. No additional access is provided.

The single-family lots are served by a system of private and future cul-de-sac streets, 60' in width. The lots range in size from a minimum of 15,000 square feet to 3 acres, with an average lot size of 40,000 square feet. The applicant indicates that the 55 single-family lots would be developed into 2-story detached homes with average house sizes of 3,200 square feet and designed to be consistent in character and style with the adjacent subdivision. Residential development would occur only in the southwest quadrant of the Project site with a total development footprint of approximately 31.75 acres. To the west the project abuts the neighboring single-family development. To the north, south and east the single-family lots are surrounded by the two open space lots, which total 138.5 acres. Approximately 80% of the project would remain open space.

Grading would occur on approximately 45 acres of the 170.45 acre site. Approximately 670,000 cubic yards of material would be excavated and all excavated material would be balanced on site.

The project design has been revised several times since the project was submitted in 1990. Changes in the number of units proposed, oak trees to be removed and overall amount of grading have been incorporated through the years.

The proposed project has been reviewed by the members of the Subdivision Committee. The Departments of Public Works, Fire, Parks and Recreation and Health Services have prepared conditions based on the technical feasibility of the project and those are attached.

## ENVIRONMENTAL DOCUMENTATION

A Draft Environmental Impact Report has been prepared to analyze the project. The Draft EIR identified potentially significant impacts and concluded that with implementation of mitigation measures all of the identified potential impacts can be reduced to below a level of significance. The following is a summary of the factors identified and discussed in the Draft EIR.

### -Geotechnical Hazards

45 acres of the project site would be graded. 13.2 acres of grading would be in the open space area and the remaining grading would occur on the 31.75 acre development footprint.

670,000 cubic yards grading are proposed. All material would be balanced on site.

Implementation of the mitigation measures would reduce geotechnical impacts to a less than significant level.

### **Flood Hazard**

The site contains tributaries to San Jose Creek. Three of the thirteen streams which exist on the property are designated intermittent blueline streams.

All on-site surface water run-off would be conveyed by a series of interconnecting storm drains and pipe culverts.

The project discharge of surface water would not significantly change the volume of run-off as it enters the County storm drain system at the northern boundary to the site.

With implementation of mitigation measures, flood hazard impacts would be reduced to less than significant.

### **Fire Hazard**

The project is located in a high fire hazard area.

Implementation of the proposed mitigation measures would reduce impacts to a level of non-significance.

### **Biota**

Project development would impact existing vegetation on 45 acres of the total 170.25 acres.

288 oak trees and 90 walnut trees would be removed, as would Venturan sage scrub, chaparral and non-native grasslands.

No federally listed endangered plant species are present on-site.

No listed or candidate wildlife species are located on the project site.

The project site is located adjacent to SEA 15, which contains a major population of the remaining Walnut Woodland in Southern California.

With the implementation of identified mitigation measures, including incorporation of oak and walnut trees into project design where feasible, the impacts would be reduced to less than significant.

### **Visual Qualities**



The construction of projects throughout the Rowland Heights area is modifying views throughout the Puente Hills. Provision of open space within projects are helping to minimize cumulative visual effects.

With implementation of identified mitigation measures, including revegetation with native and drought-tolerant species, impacts would be reduced to less than significant levels.

#### Traffic/access

No Congestion Management Program route would be impacted by this project.

4 study intersections were analyzed. Two of the four intersections operate at acceptable levels, two at less than acceptable levels.

With implementation of mitigation measures, including funding of roadway improvements, impacts would be reduced to less than significant levels.

#### Education

The project would generate a total of 17 elementary, 11 middle school and 15 high school.

The project would result in a deficit of 6 classrooms.

With payment of developer fees to the Rowland Unified School District, as required by Senate Bill 50 as mitigation, project impacts would be reduced to less than significant levels.

#### Land use

Grading would convert existing hills and valleys within the 31.75 acre development footprint to a contour graded area.

The change to the topographic features is not considered significant because the development footprint abuts other urban properties that have undergone similar changes to their topographic features.

No mitigation measures are required.

#### GENERAL PLAN/ZONING CONSISTENCY

The project site is designated Non-Urban Hillside Management on the Countywide General Plan. The proposed 55 single-family residences on a total project site of 170.45 acres would not exceed the maximum density of one unit per acre.

The Rowland Heights Community Plan Land Use Map designates 1.25 acres of the project site at the northern boundary of the subject property as U1 (Urban Residential -1.1-3.2 dwelling units

per acre) and the remaining 169.25 acres as OS (Open Space). The Rowland Heights Community Plan states that areas designated as Open Space are intended to remain undeveloped for the life of the plan. The category is designed to protect natural landforms, riparian corridors and primary viewsheds. Acceptable uses include passive recreation, riding and hiking trails, scientific study and oil production.

The plan amendment request is to designate the southwest portion of the project site, the same area as the proposed development footprint, U1 and the rest of the project site OS. The amendment would increase the U1 on the project site from 1.25 acres to 31.75 acres and relocate it to the southerly portion of the property and reduce the current open space designated area from 169 acres to 138.5 acres.

A plan amendment request to change an open space category to an urban category is not uncommon. However, this parcel of land, lot 266 of Tract 34146, is neither isolated nor independent, but is appurtenant to and was created in support of, the 265 single-family lots granted by Tract 34146. There is no evidence that the approval of Tract 34146 incorporated the creation of a 170.45 acre open space lot simply as a temporary stop-gap measure to permit clarification of geology concerns. It was the intention of the approval of Tract 34146 to establish a nexus between the granting of the entitlement of 265 single-family homes and the requirement to provide 170.45 acres of open space. If not, the lot under consideration would have been excluded from the project as the remainder could have supported the density requested.

Also, amendment of the open space category would be contrary to the Rowland Heights Plan objective of preserving a regionally significant open space corridor and the resources within it.

### CORRESPONDENCE RECEIVED

Comments on the Draft Environmental Impact Report were received from the following agencies:

- Los Angeles County Department of Public Works
- Los Angeles County Department of Parks and Recreation
- Los Angeles County Fire Department
- State of California Department of Fish and Game

In addition to the comments received on the DEIR, staff has received a comment letter and petition from Residents of Ridgemoor, neighbors in the adjacent tract concerned about additional traffic, security and safety impacts and the long period of inconvenience related to construction.

Comment letters are attached

### STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.



Staff recommends that the Regional Planning Commission:

Deny the proposed project.

- The project site had previously been dedicated as open space in support of the 265 single-family homes entitled by Tract 34146;
- The project is inconsistent with the objectives and policies of the Rowland Heights Community Plan
- The project is not compatible with the biotic resources and watercourses present on the site.

#### SUGGESTED MOTION

"I move that the Regional Planning Commission indicate it's intention to deny Sub-Plan Amendment 90-184-(4), Conditional Use Permit 90-184-(4), Oak Tree Permit 90-184-(4) and Vesting Tentative Tract Map 49411 and direct staff to prepare findings for denial.

#### Attachments:

- Draft EIR
- Burdens of Proof
- Thomas Guide Map
- Land Use Radius Map
- Tentative Tract Map 49411
- Conditions of Approval for Tract 34146
- Correspondence from applicant
- Correspondence
- Rowland Heights Plan Policies
- Subdivision Committee Conditions

Report prepared by Ellen Fitzgerald